

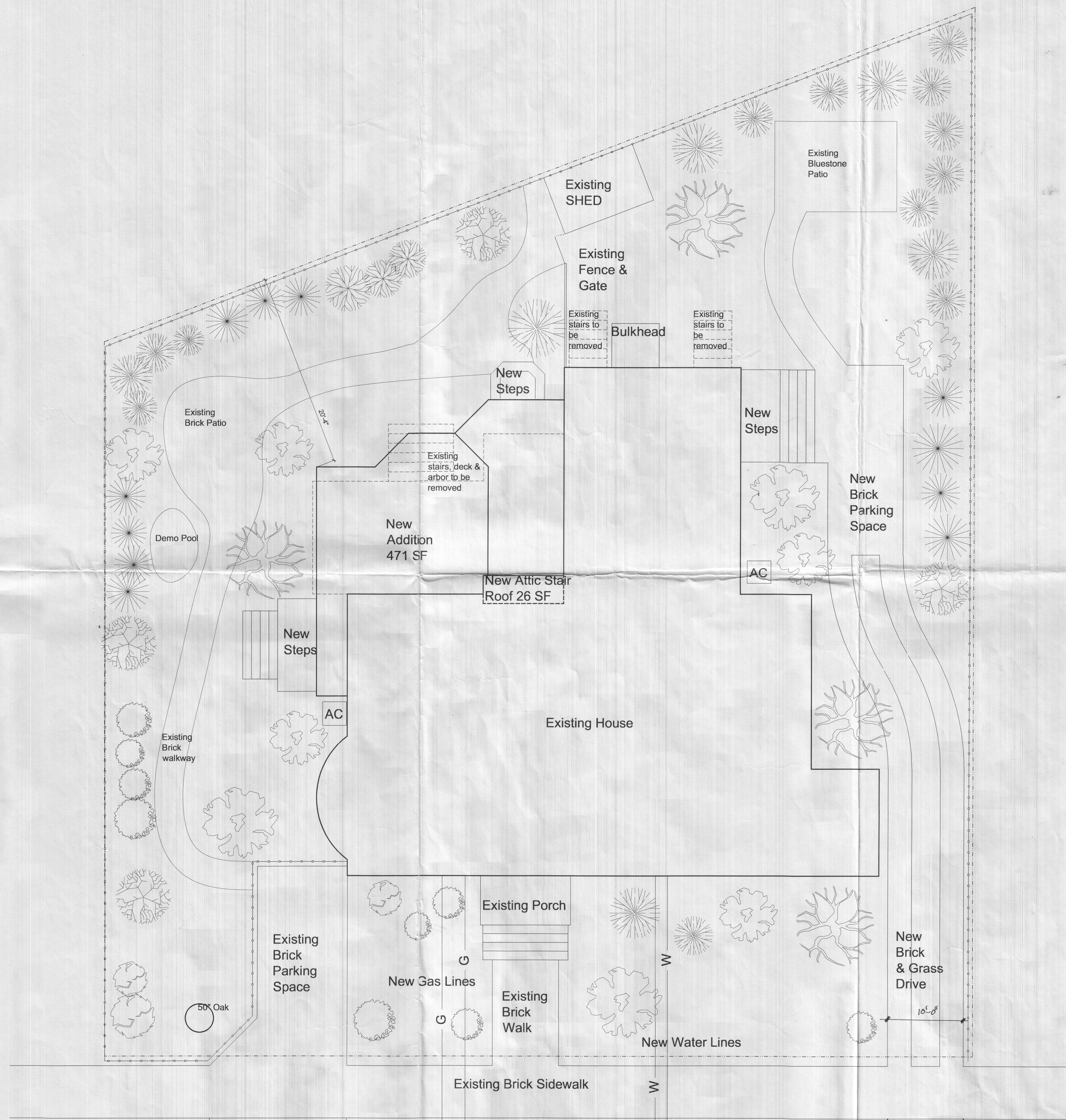
9 Farrar Street, Cambridge, Massachusetts



SCALE
3/16" = 1'-0"

DRAWING NUMBER

C1



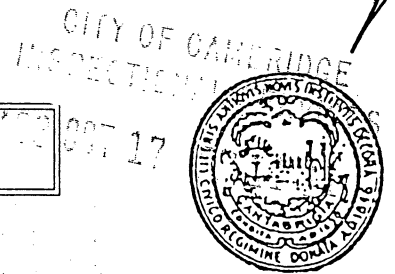
CITY OF CAMBRIDGE
TRAFFIC & PARKING

OCT 21 AM 11:22

10032003

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 abutters.

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 signed forms from abutters on the sides and rear of the property and from all property owners located across the street(s) from the property.

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:

9 / 26 / 03

PART I:

Address of proposed curb cut or off-street parking facility:		9 Farrar Street
Frontage:	92' (BZA 8681)	Block and Lot: 146A/27
Setback (distance from building to sidewalk):	19'	
Distance from proposed driveway to surrounding structures and property line:	building 12"; prop line 0"	
Dimensions of proposed driveway:	74' long x 10' wide	
Location of any trees, sign posts, fire hydrants, utility poles, etc., in direct vicinity of proposed driveway:	N/A	

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

Control
#6367

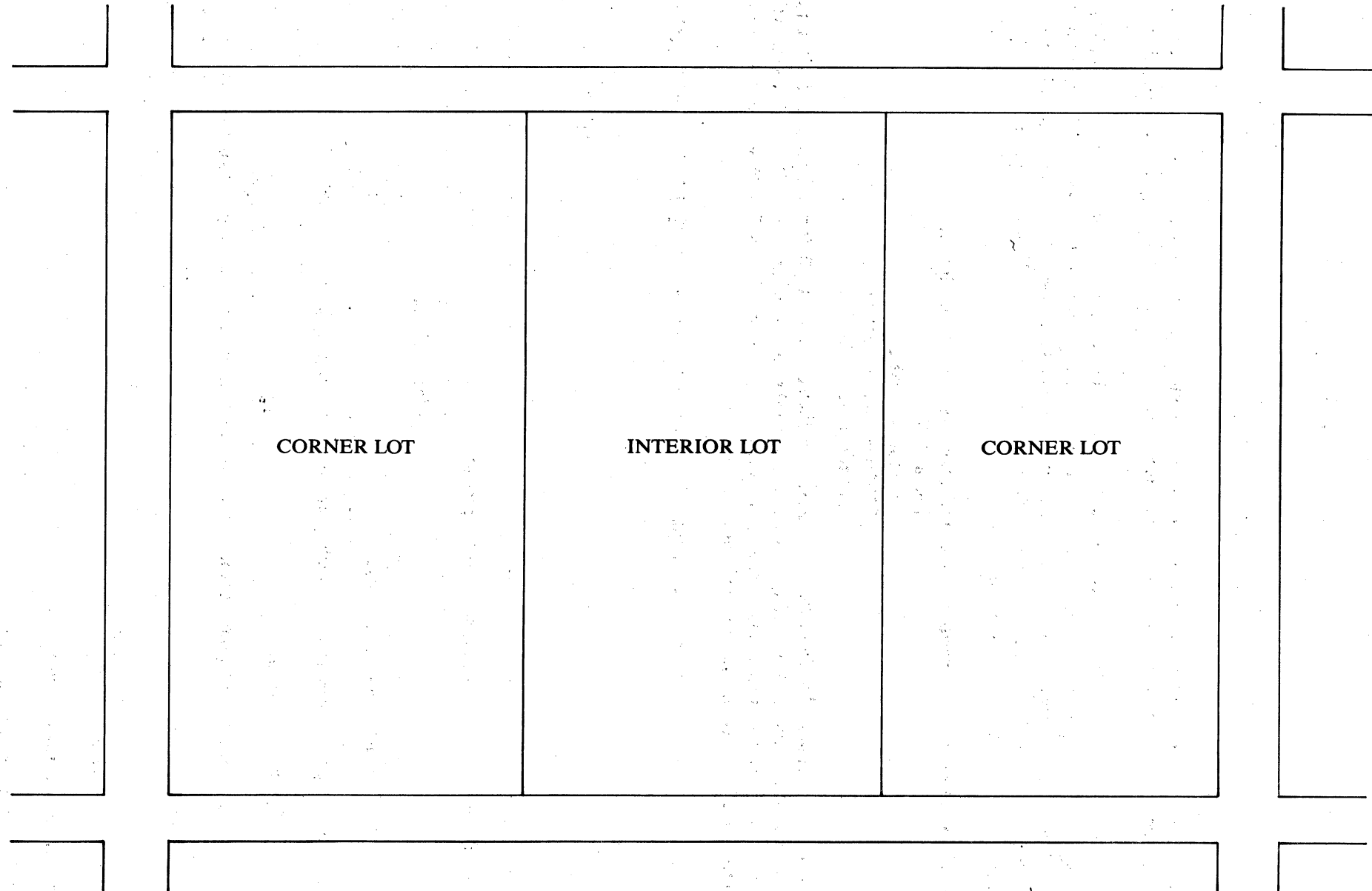
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

NOV 19 P 2:49

DRAWING 1:

SEE ATTACHED

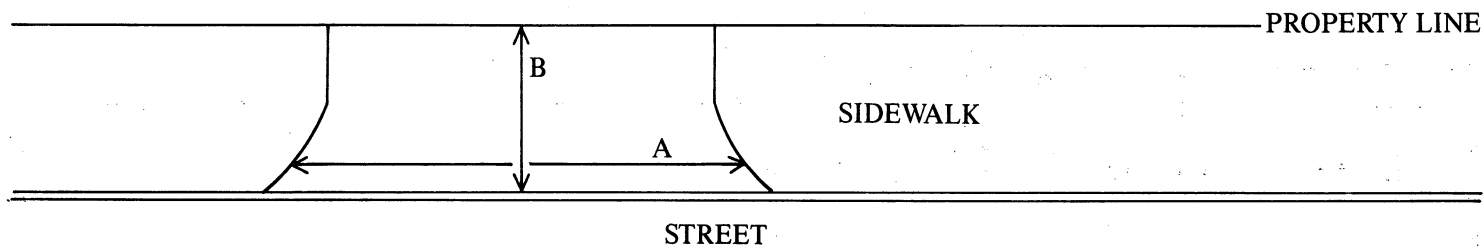
PLEASE INDICATE LOCATION OF HOUSE AND DRIVEWAY.
BE SURE TO GIVE DIMENSIONS OF LOT.



DRAWING 2:

SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE

CITY OF CAMBRIDGE



$$A = 15 \text{ FT.} \div 3 = 5 \text{ YARDS}$$

$$B = 6 \text{ FT.} \div 3 = 2 \text{ YARDS}$$

$$A \times B = 10 \text{ SQUARE YARDS}$$

COST ESTIMATE:

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

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

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

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: M. J. Kumar

Date: Sept 30, 2003

Address: 9 Farrar Street, Cambridge, MA

Funds Received: \$ _____

Check Number: _____

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE

PART II: INSPECTIONAL SERVICES DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

B2A - 8681

Signature:

Date: 10-17-03

Title: COMING

PART III: TRAFFIC AND PARKING DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature:

Date: 10-22-03

Title:

Traffic Engineer

PART IV: HISTORICAL COMMISSION

☒ Application approved

☐ Application denied

Reason:

not in regulated district

Signature:

Date: 10/17/2003

Title:

Assistant Director

PART V: PUBLIC WORKS DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature:

Date: 11/19/03

Title:

Superintendent of Streets
Control # 6367

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 15 Farrar Street,

☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 9 Farrar Street, East property line

Signed: James Rosenthal

Date: 10/3/03

Address: 318 Paddy La.

Princeton NJ 08540

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: _____

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of

67 KIRKLAND ST.



approval

Cambridge, Massachusetts, I do hereby declare



disapproval

of the installment of:

Off-Street Parking Facility located at

9 Farrar Street, East property line

Signed:

MELANIA HIDALGO Ruebniatt

Date:

10-7-03

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:

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 2 Scott St

☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 9 Tarrar Street, East property line

Signed:

Patricia Costantini Date: 10/3/03

Address:

2 Scott St, Cambridge MA 02138

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: _____

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of

8 SCOTT ST



approval

Cambridge, Massachusetts, I do hereby declare



disapproval

of the installment of:

Off-Street Parking Facility located at

9 Farrar Street, East property line
as long as driveway ends at house and width limited to one car width

Signed:

Dennis J. Kelly & Linda J. Kelly

Date:

10/2/83

Address:

8 Scott St Cambridge

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:



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

2003 JUL 17 P 2:23

831 Mass Avenue, Cambridge, MA
(617) 349-6100

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

CASE NO: 8681

LOCATION: 9 Farrar Street
Cambridge, MA

Residence A-2 Zone

*Record
Owner* PETITIONER:

Mrinalini Jaikumar (owner)
James J. Rafferty, Esq.

PETITION: Variance: To construct a single story addition in the rear of dwelling and to create second curb cut on lot less than 100' wide.

VIOLATIONS: Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Art. 6.000, Sec. 6.43.3.C (Parking Requirements).

DATE OF PUBLIC NOTICE: May 2 & 9, 2003

DATE OF PUBLIC HEARING: May 22, 2003

MEMBERS OF THE BOARD: THOMAS SIENIEWICZ - CHAIR
ARCH HORST
JOHN O'CONNELL
SUSAN SPURLOCK
KEEFE B. CLEMONS

*Lot 11
Book 62 Page 5*
ASSOCIATE MEMBERS:

JENNIFER PINCK - VICE-CHAIR
MARC TRUANT
SUSAN CONNELLY
REBECCA TEPPER
Charles Pierce

Members of the Board of Zoning Appeal heard testimony and viewed materials submitted regarding the above request for relief from the requirements of the Cambridge Zoning Ordinance. The Board is familiar with the location of the petitioner's property, the layout and other characteristics as well as the surrounding district.

226 362-1262-12

Case No. 8681
Location: 9 Farrar Street
Petitioner: Mrinalini Jaikumar – James Rafferty, Esq.

On May 22, 2003, Petitioner Mrinalini Jaikumar and his attorney James Rafferty appeared before the Board of Zoning Appeal requesting a variance to construct a single story addition in the rear of the dwelling and to create a second curb cut on a lot less than 100 feet wide. The Petitioner submitted plans and photographs.

Mr. Rafferty stated that this property had recently received a variance for a different proposal and from a different owner, but the proposal had not been built. He stated that the addition would require relief from the allowed floor area ratio, but less relief than that granted in the previous variance, and relief from setbacks, due to an oddly angled rear lot line. Mr. Rafferty stated that the hardship related to the age and size of the building. Mr. Rafferty stated that the house was being reduced from three units to two and that the existing drive could not effectively be expanded to accommodate the second unit's parking. He stated that he had 92' frontage, but required 100' for a second curb cut, and so required relief. Mr. Rafferty acknowledged that the curb-cut needs ultimate approval from the City Council.

The Chair noted a series of e-mail printouts expressing support from the neighbors.

The Chair asked if anyone wished to speak in favor of or in opposition to the proposal, no one indicated such.

After discussion, the Chair moved that the Board grant the variance to construct a single story addition to the rear of the dwelling at 9 Farrar Street based on the finding that a hardship exists at the site, consistent with the findings of two previous Boards that a hardship exists here, in particular as it relates to the shape of the lot and the age of the dwelling, which was constructed before the advent of zoning. The Chair moved that the Board find that the construction will bring the property into greater conformance with the Ordinance in that this three family dwelling will now be a two family dwelling. The Chair moved that, based on those findings of hardship, the Board grant the variance on the condition that the work be consistent with eight drawings submitted in support of the application bearing the stamp of the Zoning Board of Appeal, marked 8681, dated the 3rd of March 2003, created by Walter L. Basnight, AIA, except as they detail a driveway and a curb cut.

The five member Board voted unanimously in favor of finding a hardship and in granting a variance (Sieniewicz, Pinck, Horst, Connelly, and Pierce) with the above conditions. Therefore, the variance for the addition is granted.

The Chair then moved that the Board find that a hardship exists at the site, in particular as it relates to the construction of a driveway and a conforming parking pad, which would necessitate the allowance of a second curb cut on a 92' wide lot, where 100' is required. The Chair moved that the Board grant the variance on the condition that the driveway and curb cut be consistent with drawings submitted in support of the application, being the same set of drawings referenced above, but including the detail of the driveway and curb cut on a site plan and a first floor plan that shows the parking pad relative to the dwelling.

The five member Board voted four in favor of finding a hardship and in granting a variance (Pinck, Horst, Connelly, and Pierce) and one opposed (Sieniewicz) with the above conditions. Therefore, the variance is granted for the curb cut/drive/parking pad.

The Board specifically finds that there are circumstances involving a substantial hardship relating to this property within the meaning of M.G.L. c. 40A § 10. The Board also finds that desirable relief could be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the Ordinance.

The Board of Zoning Appeal is empowered to waive local zoning regulations only. This decision therefore does not relieve the petitioner in any way from the duty to comply with local ordinances and regulation of the other local agencies, including, but not limited to the Historical Commission, License Commission and/or compliance with requirements pursuant to the Building Code and other applicable codes.

Tom Sieniewicz

Tom Sieniewicz, Chair

Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 7/17/03 by Maria Pacheco, Clerk.

Twenty days have elapsed since the filing of this decision.

No appeal has been filed ✓

Appeal has been filed and dismissed or denied.

Date: AUG - 8 2003

B. Margaret Drury

City Clerk.

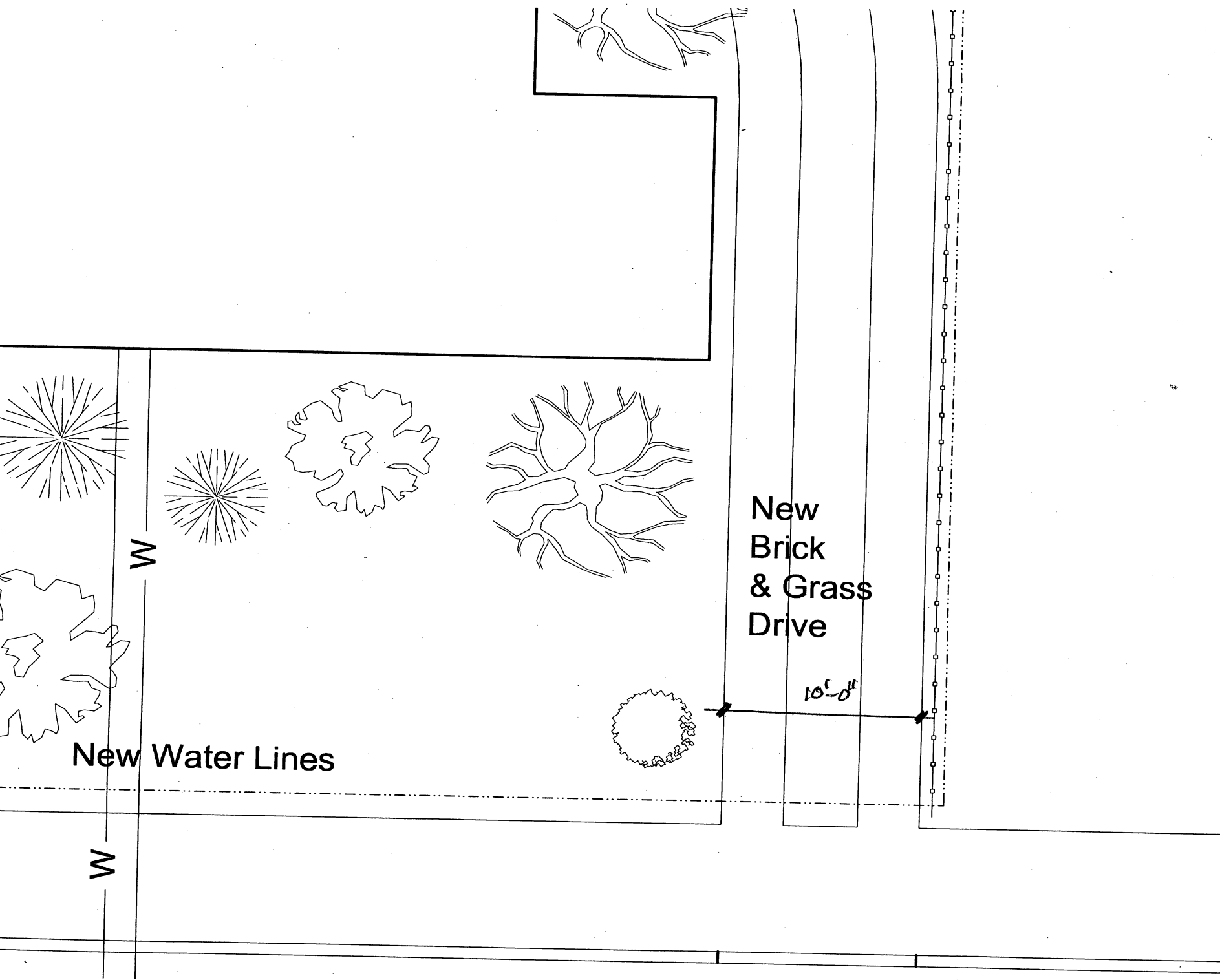
with
1244018
deed
12-12-02

SO. MIDDLESEX LAND COURT
REGISTRY DISTRICT
RECEIVED FOR REGISTRATION

ON 08/11/03 AT 02:16:16 75.00 CAD

NOTED ON:
CERT 0226362 BK 1262 PG 12

NAME James J. Ratchey TEL
STREET ADDRESS Adams J. Ratchey
CITY OR TOWN 187 Concord Ave ZIP
Cambridge, MA 02138





OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260

FAX (617) 349-4269

tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

October 27, 2003

Dear Neighborhood Representative:

This office is in receipt of a copy of an application from Mrinalini Jaikumar, requesting a curb cut *at the premises numbered 9 Farrar 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,

D. Margaret Drury
City Clerk

Agassiz Neighborhood Council - Terry Delancey

hereby _____ approve _____ disapprove of said driveway petition.

Comments: _____

Signature of authorized association representative

Daytime telephone no.

cc: Petitioner



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

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Thank you for your cooperation.

Sincerely yours,

D. Margaret Drury
City Clerk

Agassiz Committee on the Impact of Development – Willie Bloomstein

hereby _____ approve _____ disapprove of said driveway petition.

Comments: _____

Signature of authorized association representative

Daytime telephone no.

cc: Petitioner



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260

FAX (617) 349-4269

tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

2003 NOV -6 A 11:28
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS
DONNA P. LOPEZ
DEPUTY CITY CLERK

October 27, 2003

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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,

D. Margaret Drury

D. Margaret Drury
City Clerk

Agassiz Neighborhood Council - Terry Delancey

hereby approve ~~disapprove~~ of said driveway petition.

Comments: We have not heard from my neighbors, and we have not had any meeting and remain neutral on this issue.

Signature of authorized association representative

Daytime telephone no.

617 349 6282

cc: Petitioner



City of Cambridge

Applications & Petitions #1
IN CITY COUNCIL
November 24, 2003

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, and authorization is conditioned upon use of materials specified by the Department of Public Works and the Department of Traffic, Parking and Transportation.

Mrinalini Jaikumar

9 Farrar Street

In City Council November 24, 2003
Adopted by the affirmative vote of nine members.
Attest:- D. Margaret Drury, City Clerk

A true copy;

A handwritten signature in cursive script, reading "D. Margaret Drury".

ATTEST:-

D. Margaret Drury, City Clerk

11/10/03

Application and Petition #1

An application was received from Mrinalini Jaikumar, requesting a curb cut at the premises numbered 9 Farrar Street; said petition has received approval from Inspectional Services, Traffic, Parking and Transportation, Historical and Public Works. Two neighborhood association letters were sent. Received one neighborhood association response they are neutral on this issue.

In City Council November 24, 2003

ORDER ADOPTED.