



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

April 23, 2001

Mr. Andrew Bendetson
Putnam Ave LLC
c/o Merchant Financial
209 West Central Street
Suite 218
Natick, MA 01760

Dear Mr. Bendetson;

Please be advised that your request for a curb cut at 431 Putnam Avenue was before the City Council on March 19, 2001. Councillor Davis exercised her right under the charter to put off all discussion until the next week. At the City Council meeting of April 2, 2001 no action was taken and therefore the curb cut application was placed on file under Rule 19 of the City Council rules. This action does not prevent you from applying again.

If you have any questions about this matter, please feel free to call me.

Very truly yours,

A handwritten signature in cursive script that reads "Marybeth Cosgrove".

Marybeth Cosgrove
Operations Manager

N.5

11012000

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 chose 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: 11 /03 / 00

PART I:

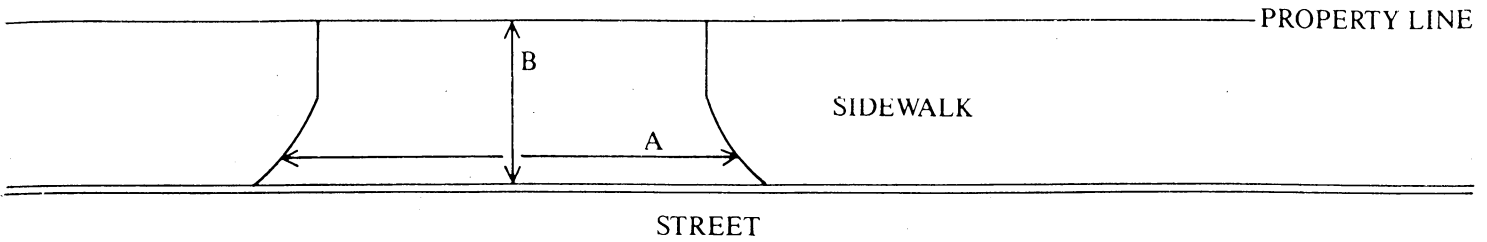
Address of proposed curb cut or off-street parking facility:		431 Putnam Ave., Cambridge, MA	
Frontage:	52.75'	Block and Lot:	Block 101 Lot: 158
Setback (distance from building to sidewalk):		20.1'	
Distance from proposed driveway to surrounding structures and property line:		bldg: 2.3' p.l: .1'	
Dimensions of proposed driveway:		10' x 102'	
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 abutter's forms are included

2000 NOV 22 PM 4:14
RECEIVED
CITY OF CAMBRIDGE

SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE

CITY OF CAMBRIDGE



$$A = \underline{10} \text{ FT.} \div 3 = \underline{3.35} \text{ YARDS}$$

$$B = \underline{6.3} \text{ FT.} \div 3 = \underline{2.1} \text{ YARDS}$$

$$A \times B = \underline{7.03} \text{ SQUARE YARDS}$$

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: 63 SQUARE FEET $\times$ 1 TON/40 SQUARE FEET $\times$ \$125/TON = \$ 197.50

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:

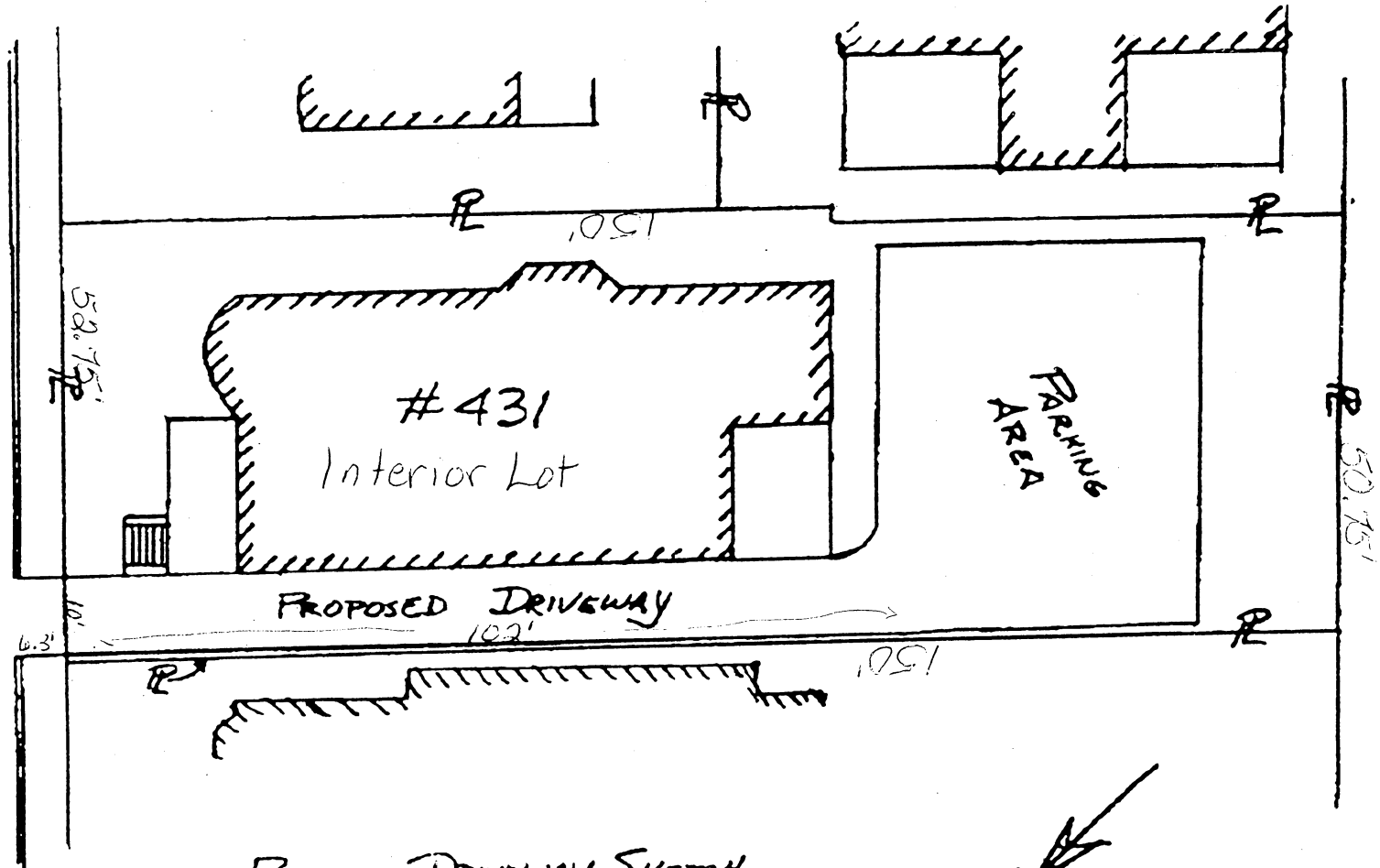
 Owner's signature: _____ Date: 11-3-00

 Address: Putnam Ave LLC C/O Merchant Financial 209 W. Central St. Suite 218
Andrew Bendetson Natick, MA 01760

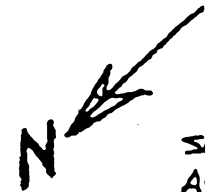
Funds Received: \$ _____

Check Number: _____

POTNAM AVENUE



PROPOSED DRIVEWAY SKETCH
9-28-00



SCALE:
APPROX. 1" = 20'

MERCHANT FINANCIAL

INVESTMENT CORPORATION

September 28, 2000

Joseph A. Puntonio
426 Putnam Ave.
Cambridge, MA 02139

Dear Joseph,

Hello. I am glad to say that we recently purchased 431 Putnam Avenue. As I am sure you would agree, we think this is a lovely neighborhood.

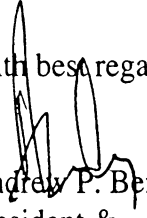
We plan to refurbish our house both inside and out, restoring it to its original beauty and condition, as well as put in a driveway as shown on the enclosed sketch and landscape around the house.

The City's procedure for new driveways provide that we let our neighbors know of our plans and include the form so you can make comments. Enclosed for your convenience is a self-addressed envelope to return the form.

The improvements, which require permits, are in conformance with existing zoning requirements and we will use experienced, licensed and insured contractors to perform the renovation work.

Please do not hesitate to contact me if you have questions or just so we can introduce ourselves to one another.

With best regards,

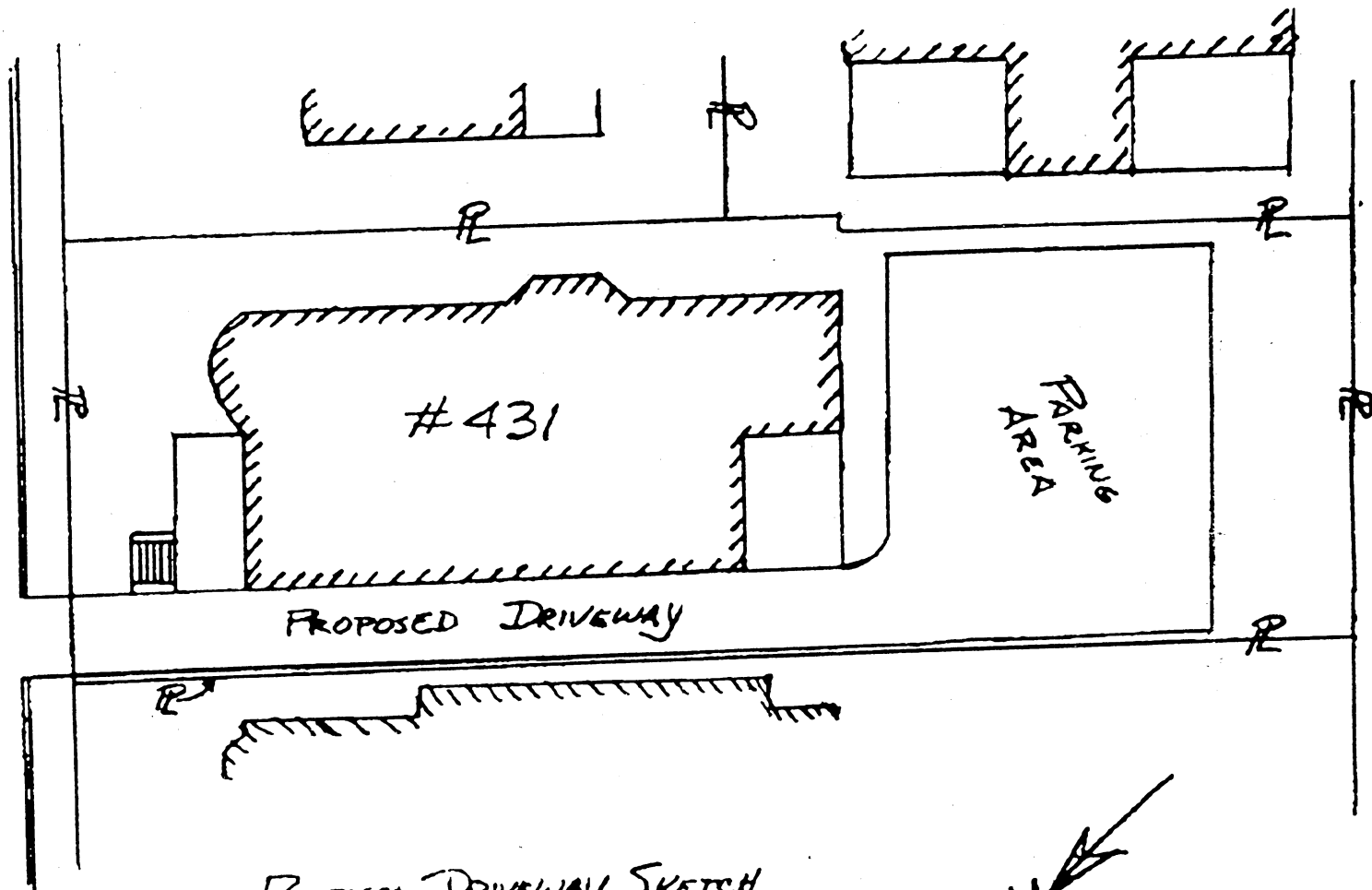


Andrew P. Bendetson
President &
Managing Member Putnam Avenue, LLC

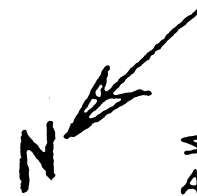
Puntonio, Joseph (9-28-00)



POTNAM AVENUE



PROPOSED DRIVEWAY SKETCH
9-28-00



SCALE:
APPROX. 1" = 20'

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 426 Putnam Ave. Cambridge, MA 02139,

☐ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 431 Putnam Ave. Cambridge, MA 02139

Signed: _____ Date: _____

Address: _____

MERCHANT FINANCIAL

INVESTMENT CORPORATION

September 28, 2000

Thomas A. Fisher
425 Putnam Ave.
Cambridge, MA 02139

Dear Mr. Fisher,

Hello. I am glad to say that we recently purchased 431 Putnam Avenue. As I am sure you would agree, we think this is a lovely neighborhood.

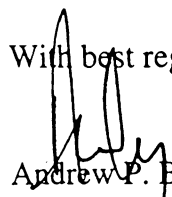
We plan to refurbish our house both inside and out, restoring it to its original beauty and condition, as well as put in a driveway as shown on the enclosed sketch and landscape around the house.

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Please do not hesitate to contact me if you have questions or just so we can introduce ourselves to one another.

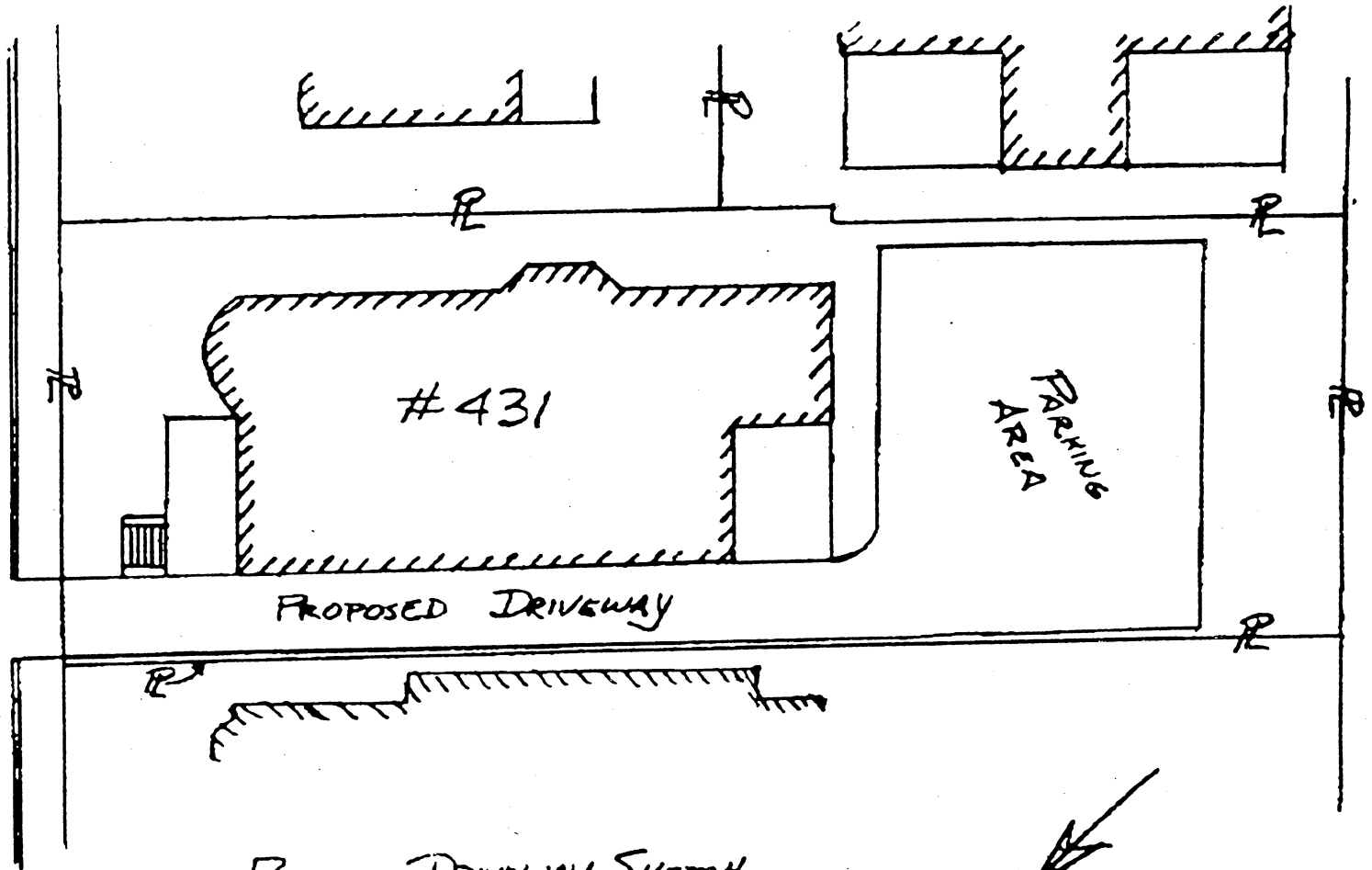
With best regards,



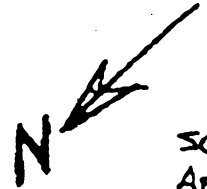
Andrew P. Bendetson
President &
Managing Member Putnam Avenue, LLC

Corwithneighbors,9-28-00

POTRAN AVENUE



PROPOSED DRIVEWAY SKETCH
9-28-00



SCALE:
APPROX. 1" = 20'

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTOR'S FORM

To Whom It May Concern:

As owner or agent of 423-425 Putnam Ave., Cambridge, MA 02139,

☐ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at 431 Putnam Ave. Cambridge, MA 02139

Signed: _____ Date: _____

Address: _____

MERCHANT FINANCIAL

INVESTMENT CORPORATION

September 28, 2000

Edrick Van Beuzekom
427 Putnam Ave.
Cambridge, MA 02139

Dear Mr. Van Beuzekom,

Hello. I am glad to say that we recently purchased 431 Putnam Avenue. As I am sure you would agree, we think this is a lovely neighborhood.

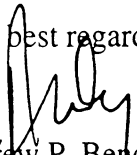
We plan to refurbish our house both inside and out, restoring it to its original beauty and condition, as well as put in a driveway as shown on the enclosed sketch and landscape around the house.

The City's procedure for new driveways provide that we let our neighbors know of our plans and include the form so you can make comments. Enclosed for your convenience is a self-addressed envelope to return the form.

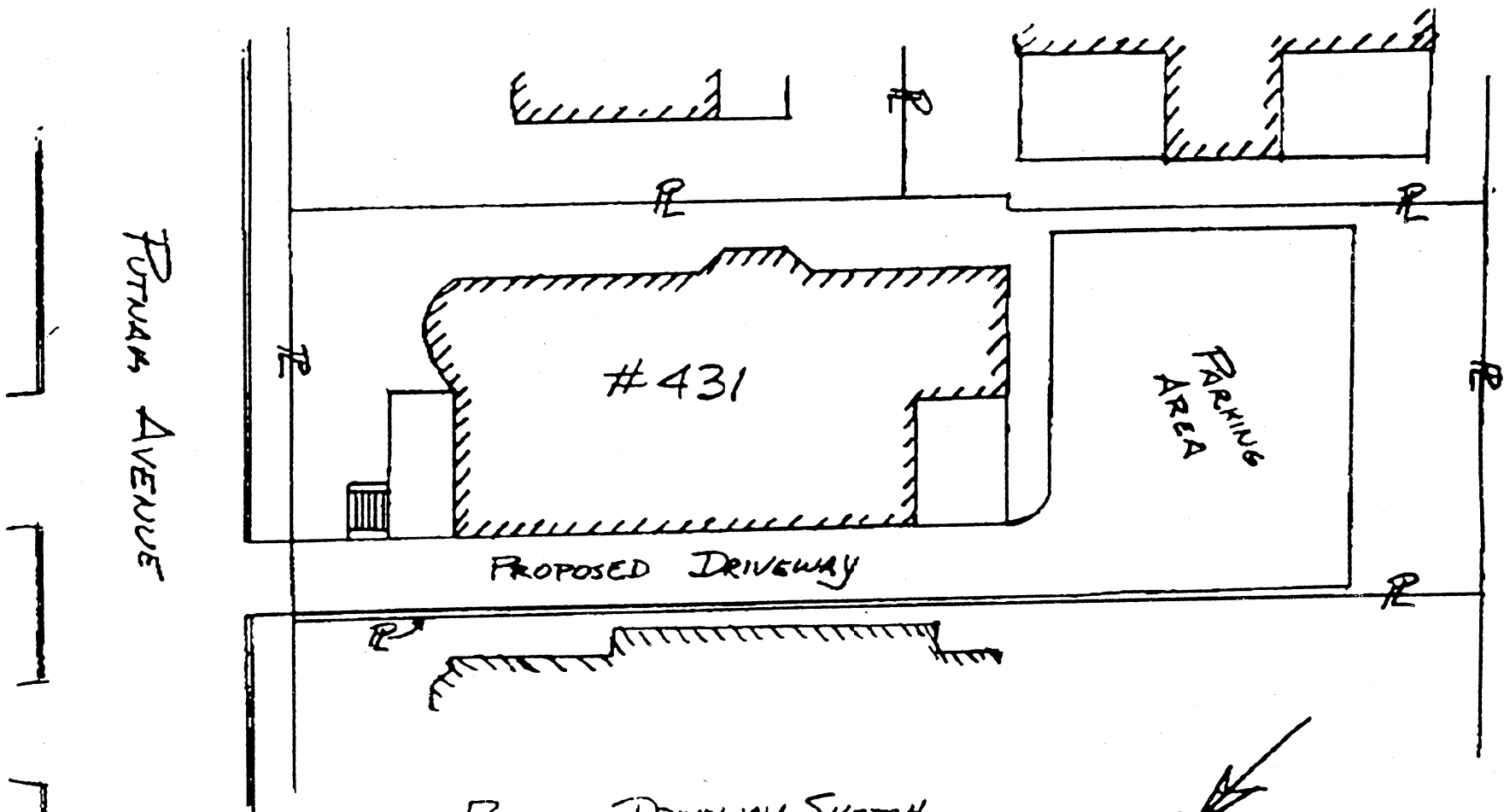
The improvements, which require permits, are in conformance with existing zoning requirements and we will use experienced, licensed and insured contractors to perform the renovation work.

Please do not hesitate to contact me if you have questions or just so we can introduce ourselves to one another.

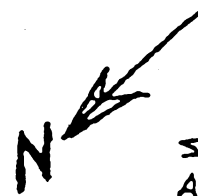
With best regards,


Andrew P. Bendetson
President &
Managing Member Putnam Avenue, LLC

Van Beuzekom, Edrick (9-28-00)



PROPOSED DRIVEWAY SKETCH
9-28-00



SCALE:
APPROX. 1" = 20'

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 427 - 429 Putnam Ave. Cambridge, MA 02139,

☐ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at 431 Putnam Ave. Cambridge, MA 02139

Signed: _____ Date: _____

Address: _____

MERCHANT FINANCIAL
I N V E S T M E N T C O R P O R A T I O N

September 28, 2000

John A. & Mary H. Shetterly
127 Magazine St.
Cambridge, MA 02139

Dear John & Mary,

Hello. I am glad to say that we recently purchased 431 Putnam Avenue. As I am sure you would agree, we think this is a lovely neighborhood.

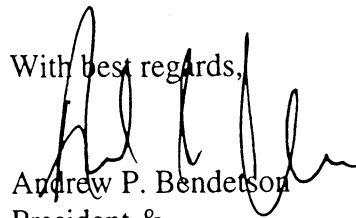
We plan to refurbish our house both inside and out, restoring it to its original beauty and condition, as well as put in a driveway as shown on the enclosed sketch and landscape around the house.

The City's procedure for new driveways provide that we let our neighbors know of our plans and include the form so you can make comments. Enclosed for your convenience is a self-addressed envelope to return the form.

The improvements, which require permits, are in conformance with existing zoning requirements and we will use experienced, licensed and insured contractors to perform the renovation work.

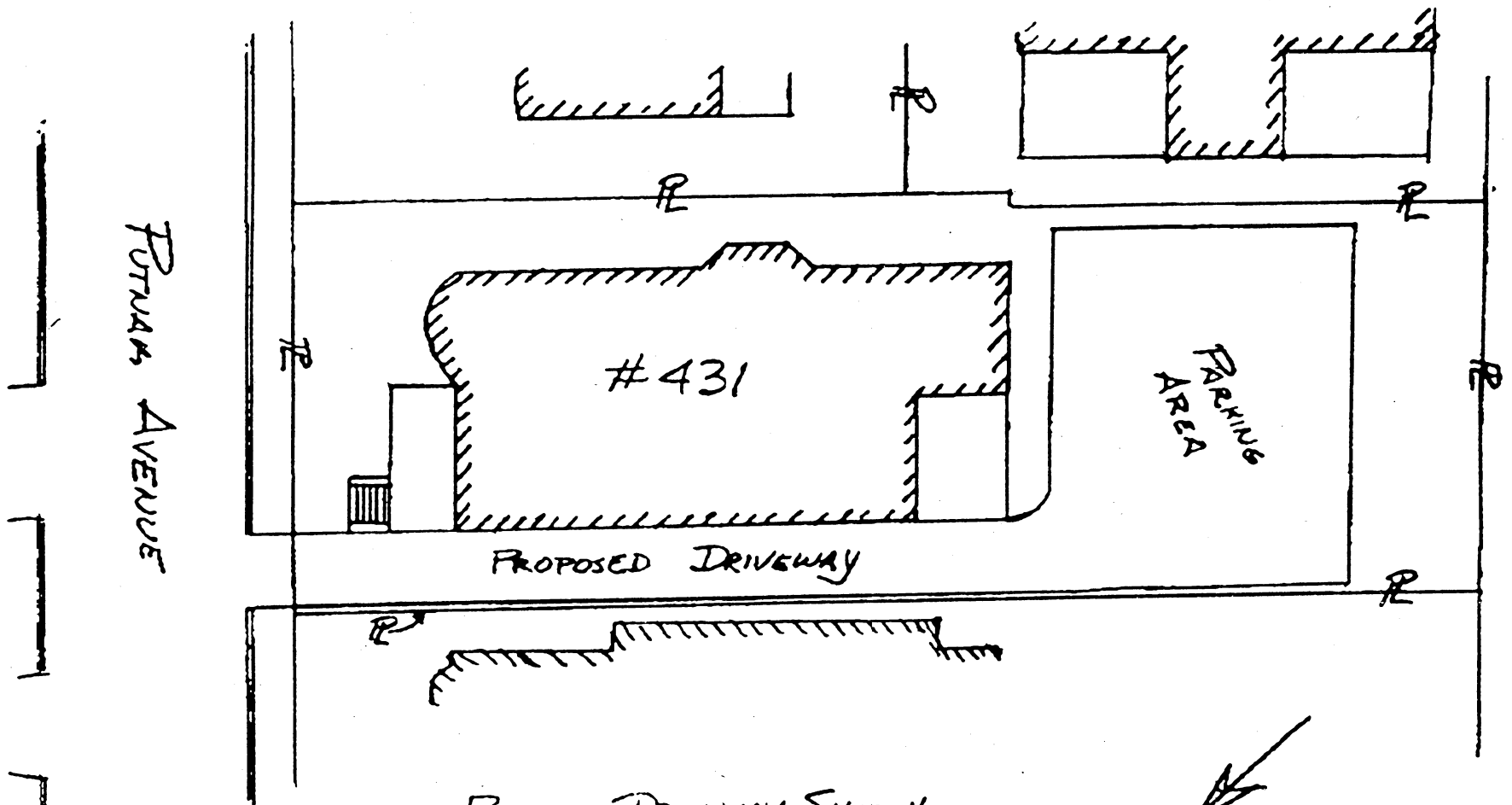
Please do not hesitate to contact me if you have questions or just so we can introduce ourselves to one another.

With best regards,



Andrew P. Bendetson
President &
Managing Member Putnam Avenue, LLC

Shetterly, John & Mary (9-28-00)



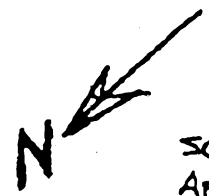
POTOMAC AVENUE

#431

PARKING
AREA

PROPOSED DRIVEWAY

PROPOSED DRIVEWAY SKETCH
9-28-00



SCALE:
APPROX. 1" = 20'

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTOR'S FORM

To Whom It May Concern:

As owner or agent of 127 Magazine St. Cambridge, MA 02139

☐ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at 431 Putnam Ave. Cambridge, MA 02139

Signed: _____ Date: _____

Address: _____

MERCHANT FINANCIAL

INVESTMENT CORPORATION

September 28, 2000

Pasquale & Rose Spera
Trustees of Spera Trust & David Anecchiarico
1 Florence Street
Cambridge, MA 02139-4601

Dear Pasquale & Rose,

Hello. I am glad to say that we recently purchased 431 Putnam Avenue. As I am sure you would agree, we think this is a lovely neighborhood.

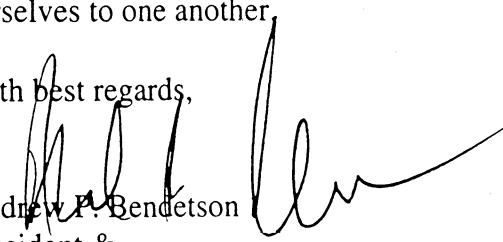
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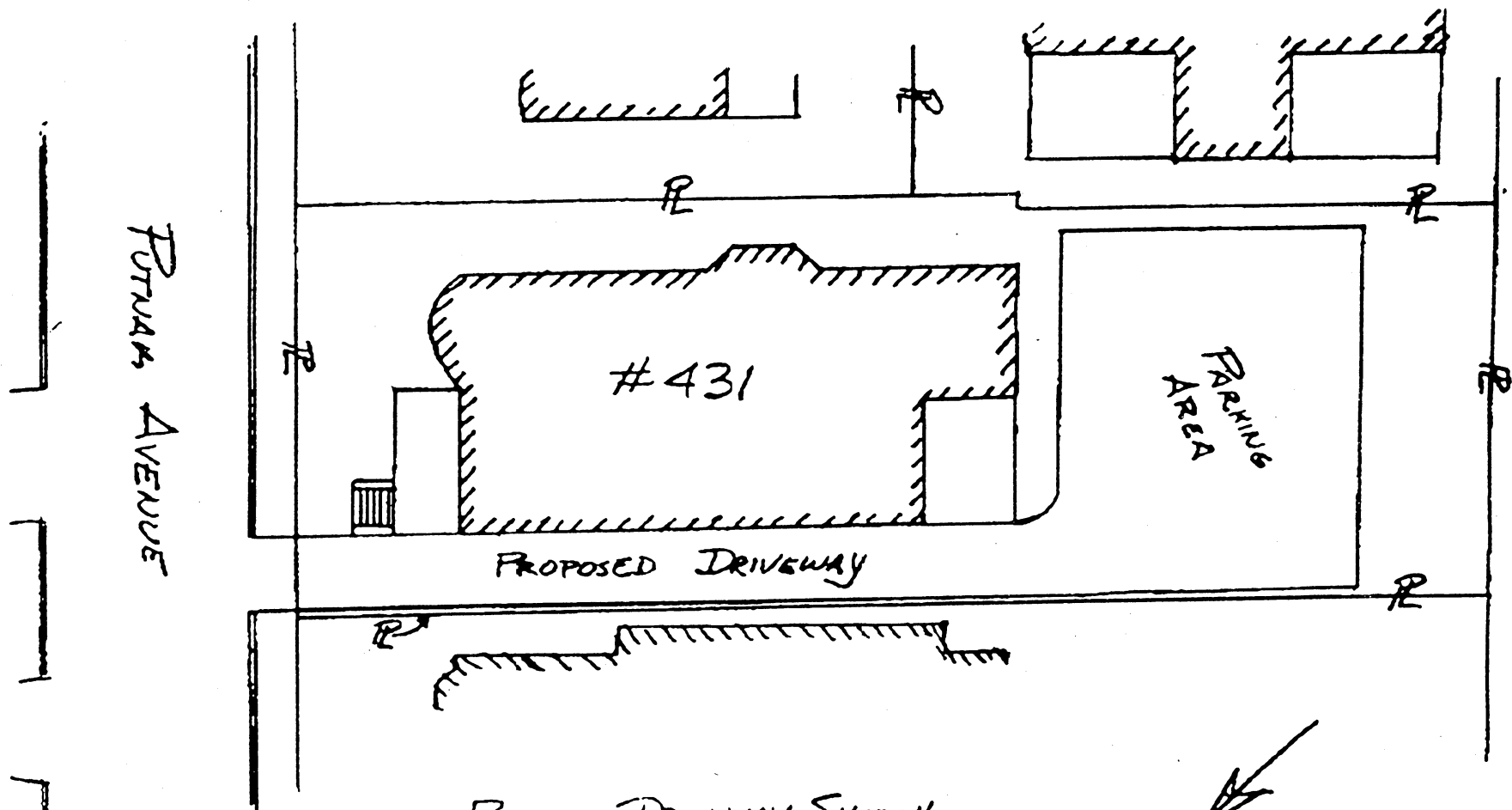
The improvements, which require permits, are in conformance with existing zoning requirements and we will use experienced, licensed and insured contractors to perform the renovation work.

Please do not hesitate to contact me if you have questions or just so we can introduce ourselves to one another.

With best regards,


Andrew P. Bendetson
President &
Managing Member Putnam Avenue, LLC

Spera, Pasquale & Rose (9-28-00)



PUTNAM AVENUE

PROPOSED DRIVEWAY SKETCH
9-28-00



SCALE:
APPROX. 1" = 20'

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 128 Magazine St. Cambridge, MA 02139,

☐ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at 431 Putnam Ave. Cambridge, MA 02139

Signed: _____ Date: _____

Address: _____

MERCHANT FINANCIAL

INVESTMENT CORPORATION

September 28, 2000

Greg & Carolann Augustine
131 Magazine St.
Unit #4
Cambridge, MA 02139

Dear Greg & Carolann,

Hello. I am glad to say that we recently purchased 431 Putnam Avenue. As I am sure you would agree, we think this is a lovely neighborhood.

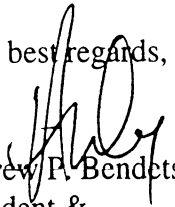
We plan to refurbish our house both inside and out, restoring it to its original beauty and condition, as well as put in a driveway as shown on the enclosed sketch and landscape around the house.

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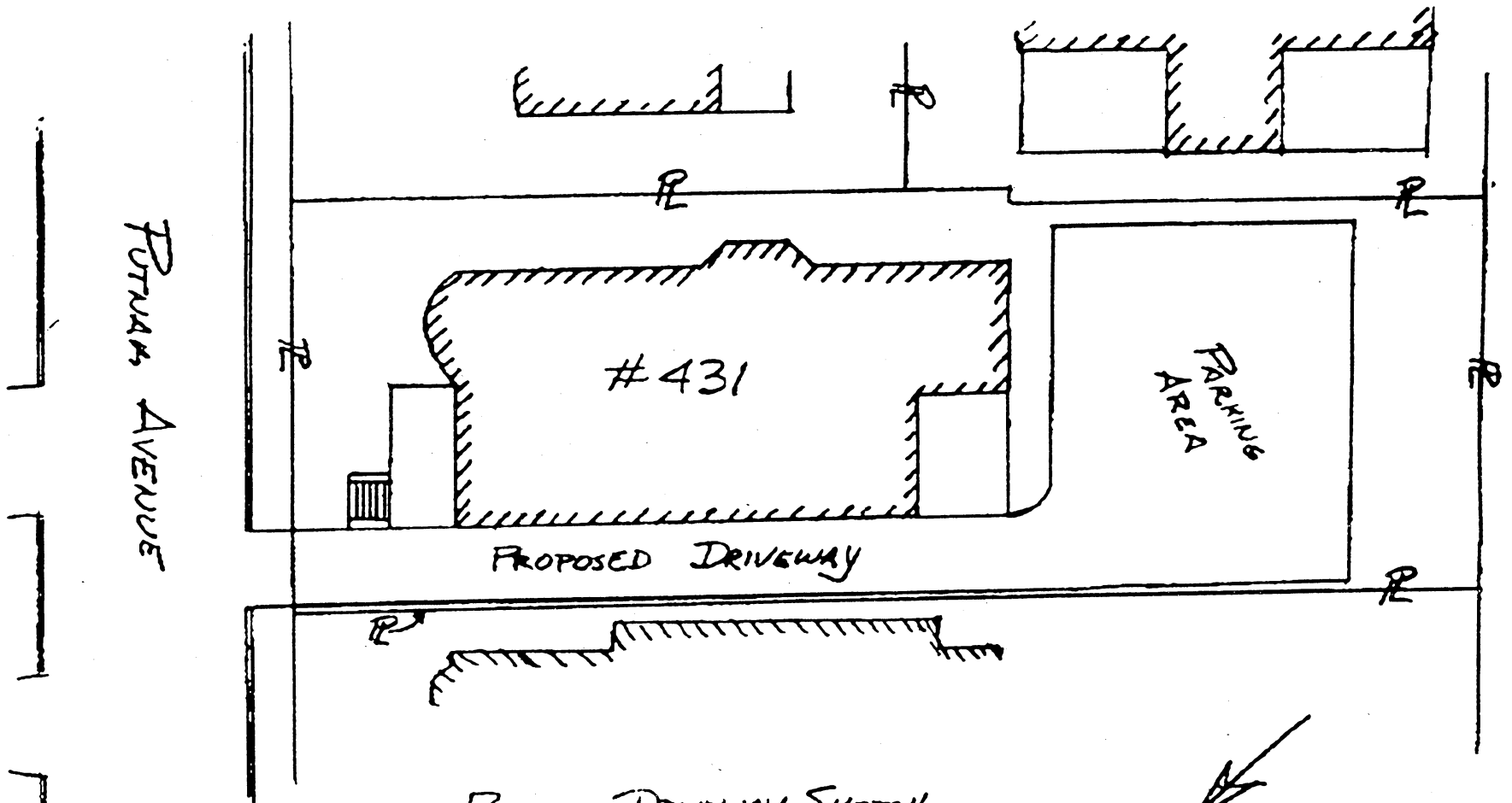
Please do not hesitate to contact me if you have questions or just so we can introduce ourselves to one another.

With best regards,



Andrew P. Bendetson
President &
Managing Member Putnam Avenue, LLC

Augustine, Greg & Carolann (9-28-00)



PROPOSED DRIVEWAY SKETCH
9-28-00



SCALE:
APPROX. 1" = 20'

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 131 Magazine St. Unit #4 Cambridge, MA 02139,

☐ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at 431 Putnam Ave. Cambridge, MA 02139

Signed: _____ Date: _____

Address: _____

MERCHANT FINANCIAL

INVESTMENT CORPORATION

September 28, 2000

Mary Dean Taylor & Lee Phenner
131 Magazine St.
Unit #3
Cambridge, MA 02139

Dear Mary & Lee,

Hello. I am glad to say that we recently purchased 431 Putnam Avenue. As I am sure you would agree, we think this is a lovely neighborhood.

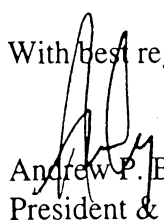
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The City's procedure for new driveways provide that we let our neighbors know of our plans and include the form so you can make comments. Enclosed for your convenience is a self-addressed envelope to return the form.

The improvements, which require permits, are in conformance with existing zoning requirements and we will use experienced, licensed and insured contractors to perform the renovation work.

Please do not hesitate to contact me if you have questions or just so we can introduce ourselves to one another.

With best regards,


Andrew P. Bendetson
President &
Managing Member Putnam Avenue, LLC

Taylor, Mary & Phenner, Lee (9-28-00)

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 131 Magazine St. Unit #3 Cambridge, MA 02139,

☐ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 431 Putnam Ave. Cambridge, MA 02139

Signed: _____ Date: _____

Address: _____

MERCHANT FINANCIAL

INVESTMENT CORPORATION

September 28, 2000

David L. Rose & Sharon C. Broder
131 Magazine Street
Unit #5
Cambridge, MA 02139

Dear David & Sharon,

Hello. I am glad to say that we recently purchased 431 Putnam Avenue. As I am sure you would agree, we think this is a lovely neighborhood.

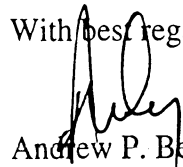
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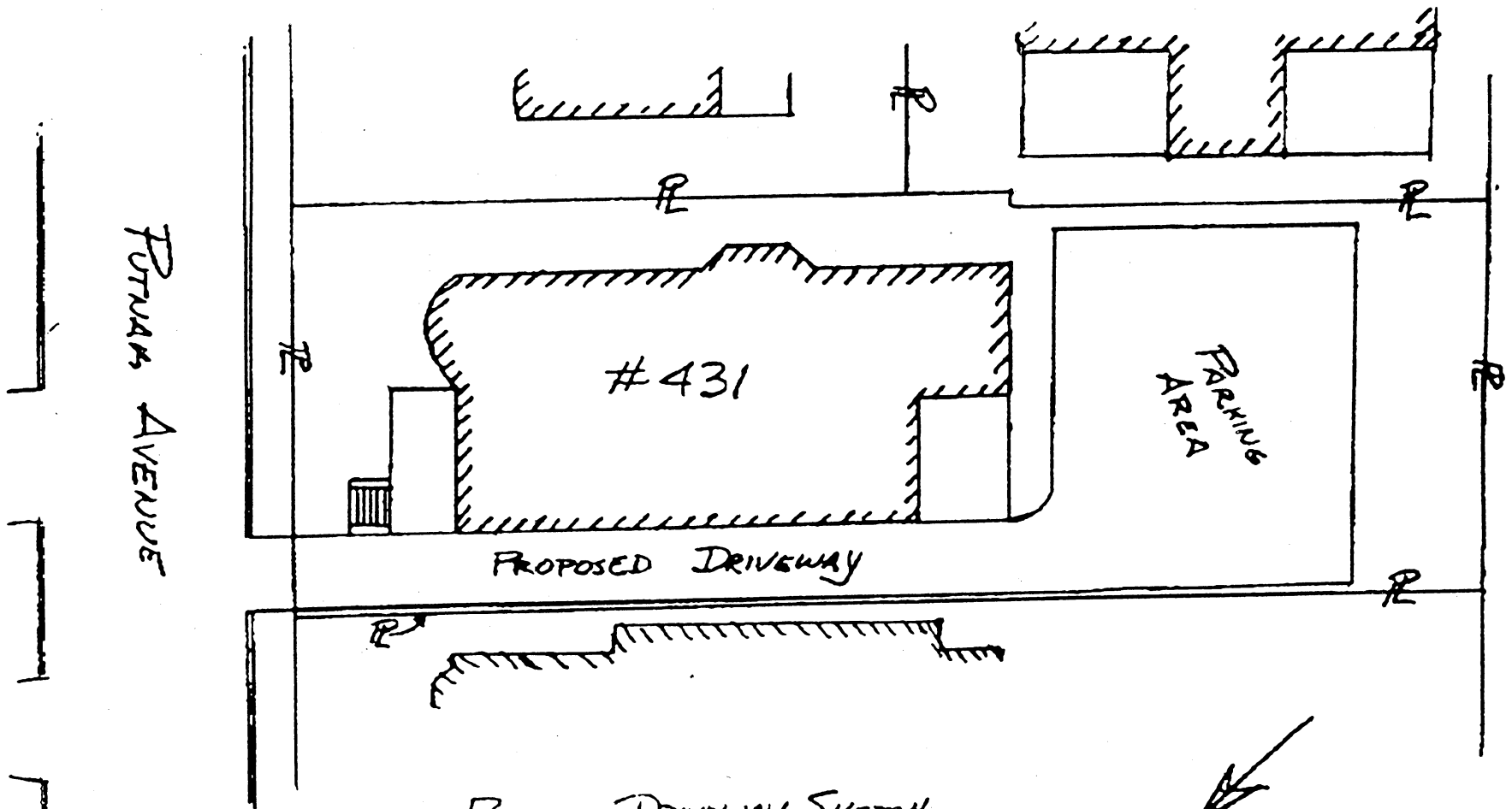
Please do not hesitate to contact me if you have questions or just so we can introduce ourselves to one another.

With best regards,

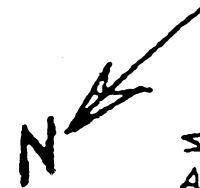


Andrew P. Bendetson
President &
Managing Member Putnam Avenue, LLC

Rose, David & Broder, Sharon (9-28-00)



PROPOSED DRIVEWAY SKETCH
9-28-00



SCALE:
APPROX. 1" = 20'

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTOR'S FORM

To Whom It May Concern:

As owner or agent of 131 Magazine St. Unit #5 Cambridge, MA 02139,

☐ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at 431 Putnam Ave. Cambridge, MA 02139

Signed: _____ Date: _____

Address: _____

MERCHANT FINANCIAL

INVESTMENT CORPORATION

September 28, 2000

Magazine Street, LLC
c/o M Preston & Olivia D. Fiske
131 Magazine Street
Unit #2
Cambridge, MA 02139

Dear Preston & Olivia,

Hello. I am glad to say that we recently purchased 431 Putnam Avenue. As I am sure you would agree, we think this is a lovely neighborhood.

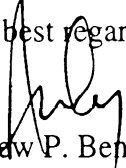
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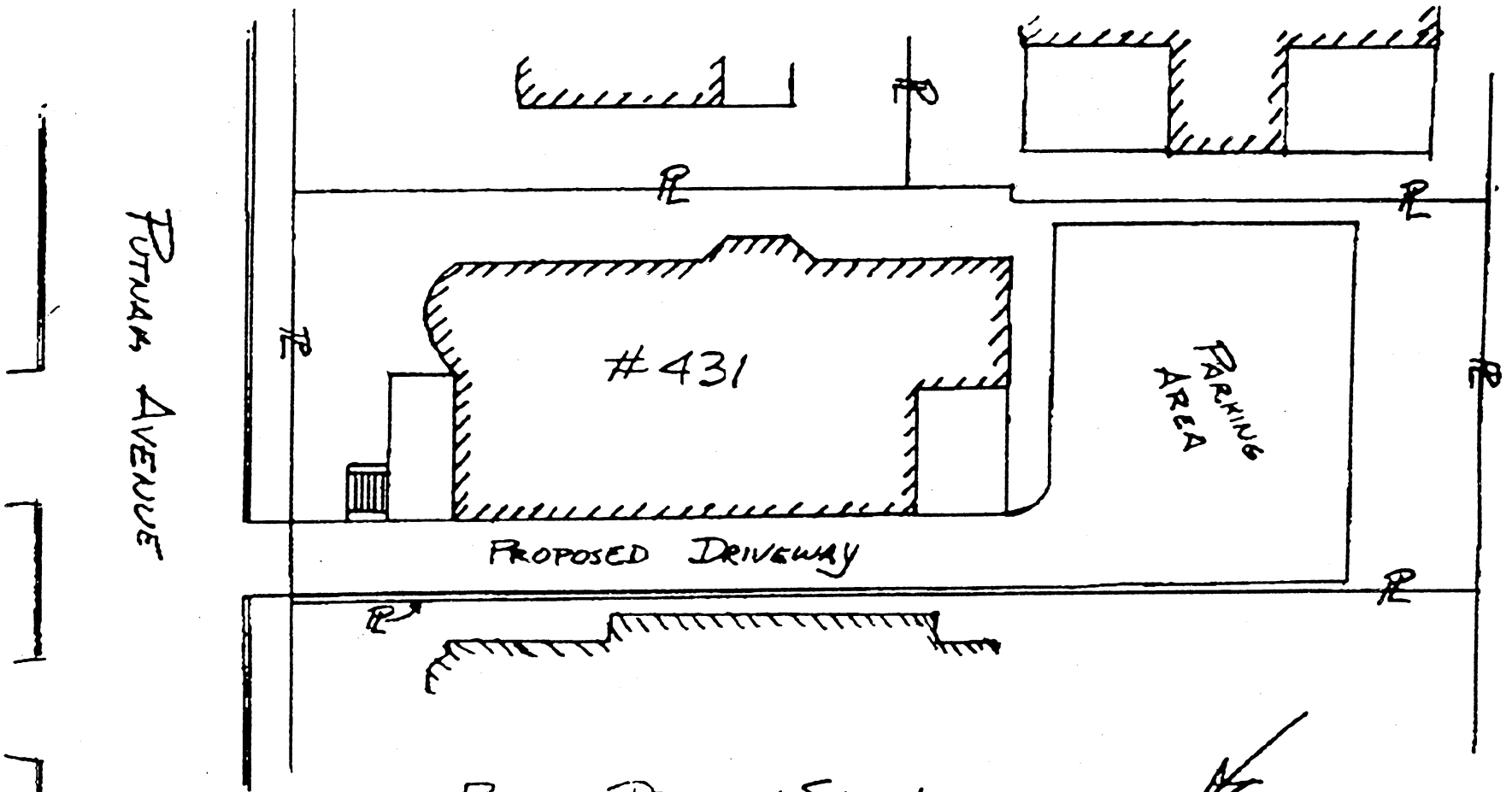
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With best regards,



Andrew P. Bendetson
President &
Managing Member Putnam Avenue, LLC

Magazine Street, LLC (9-28-00)



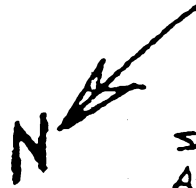
POTOMAC AVENUE

#431

PROPOSED DRIVEWAY

PARKING
AREA

PROPOSED DRIVEWAY SKETCH
9-28-00



SCALE:
APPROX. 1" = 20'

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTOR'S FORM

To Whom It May Concern:

As owner or agent of 131 Magazine St. Unit #2 Cambridge, MA 02139,

☐ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at 431 Putnam Ave. Cambridge, MA 02139

Signed: _____ Date: _____

Address: _____

MERCHANT FINANCIAL

INVESTMENT CORPORATION

September 28, 2000

Usman & Kathleen Ismail
131 Magazine Street
Unit #6
Cambridge, MA 02139

Dear Usman & Kathleen,

Hello. I am glad to say that we recently purchased 431 Putnam Avenue. As I am sure you would agree, we think this is a lovely neighborhood.

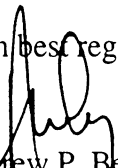
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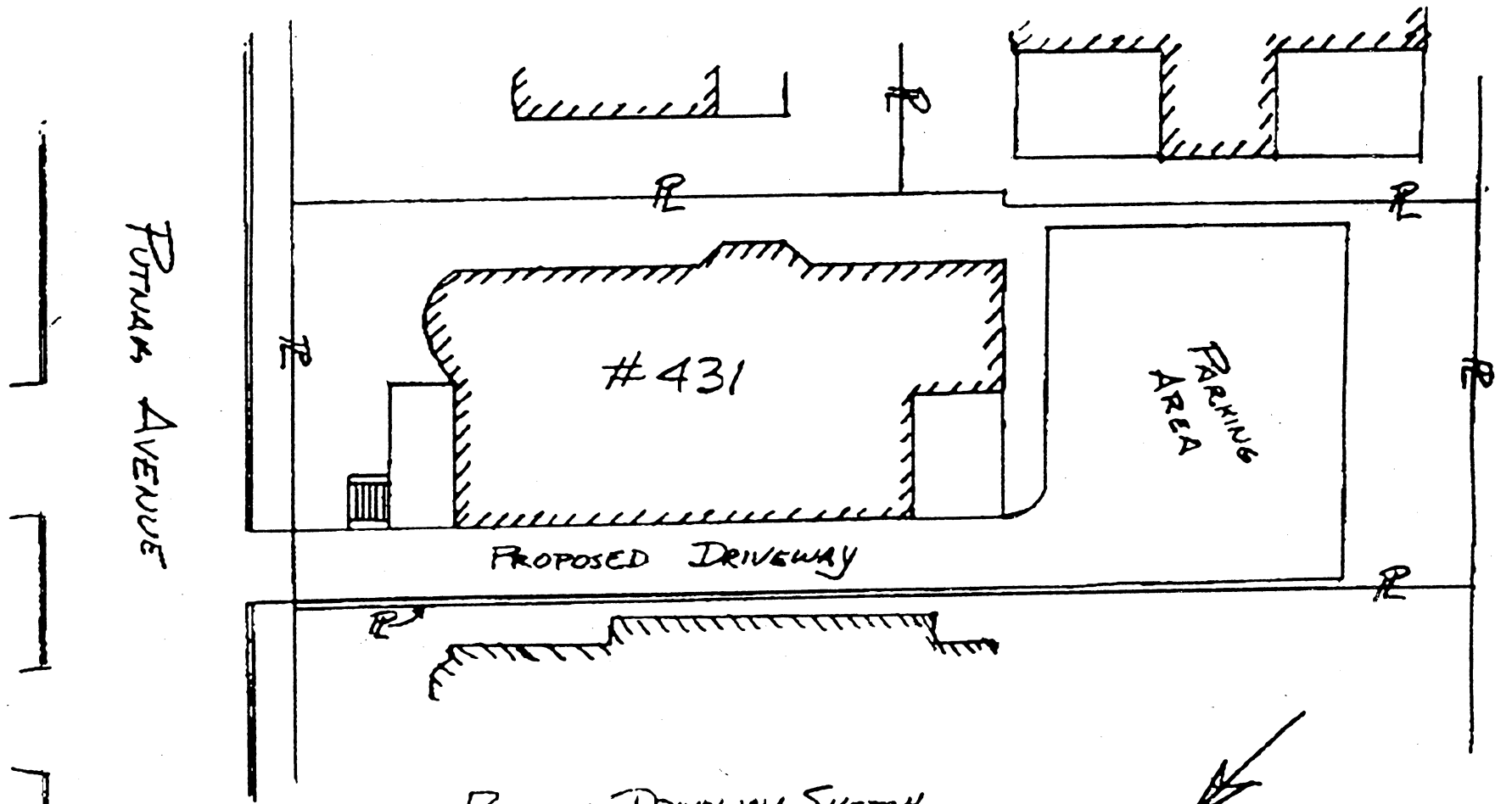
Please do not hesitate to contact me if you have questions or just so we can introduce ourselves to one another.

With best regards,



Andrew P. Bendetson
President &
Managing Member Putnam Avenue, LLC

Ismail, Usman & Kathleen (9-28-00)



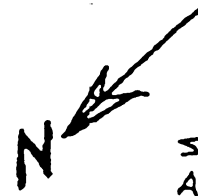
POTNAM AVENUE

#431

PARKING
AREA

PROPOSED DRIVEWAY

PROPOSED DRIVEWAY SKETCH
9-28-00



SCALE:
APPROX. 1" = 20'

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 131 Magazine St. Unit #6 Cambridge, MA 02139,

☐ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at 431 Putnam Ave. Cambridge, MA 02139

Signed: _____ Date: _____

Address: _____

MERCHANT FINANCIAL

INVESTMENT CORPORATION

September 28, 2000

Douglas Russell & Barry Russell
131 Magazine Street
Unit #1
Cambridge, MA 02139

Dear Douglas & Barry,

Hello. I am glad to say that we recently purchased 431 Putnam Avenue. As I am sure you would agree, we think this is a lovely neighborhood.

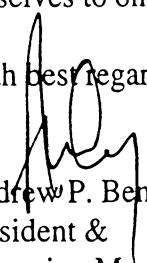
We plan to refurbish our house both inside and out, restoring it to its original beauty and condition, as well as put in a driveway as shown on the enclosed sketch and landscape around the house.

The City's procedure for new driveways provide that we let our neighbors know of our plans and include the form so you can make comments. Enclosed for your convenience is a self-addressed envelope to return the form.

The improvements, which require permits, are in conformance with existing zoning requirements and we will use experienced, licensed and insured contractors to perform the renovation work.

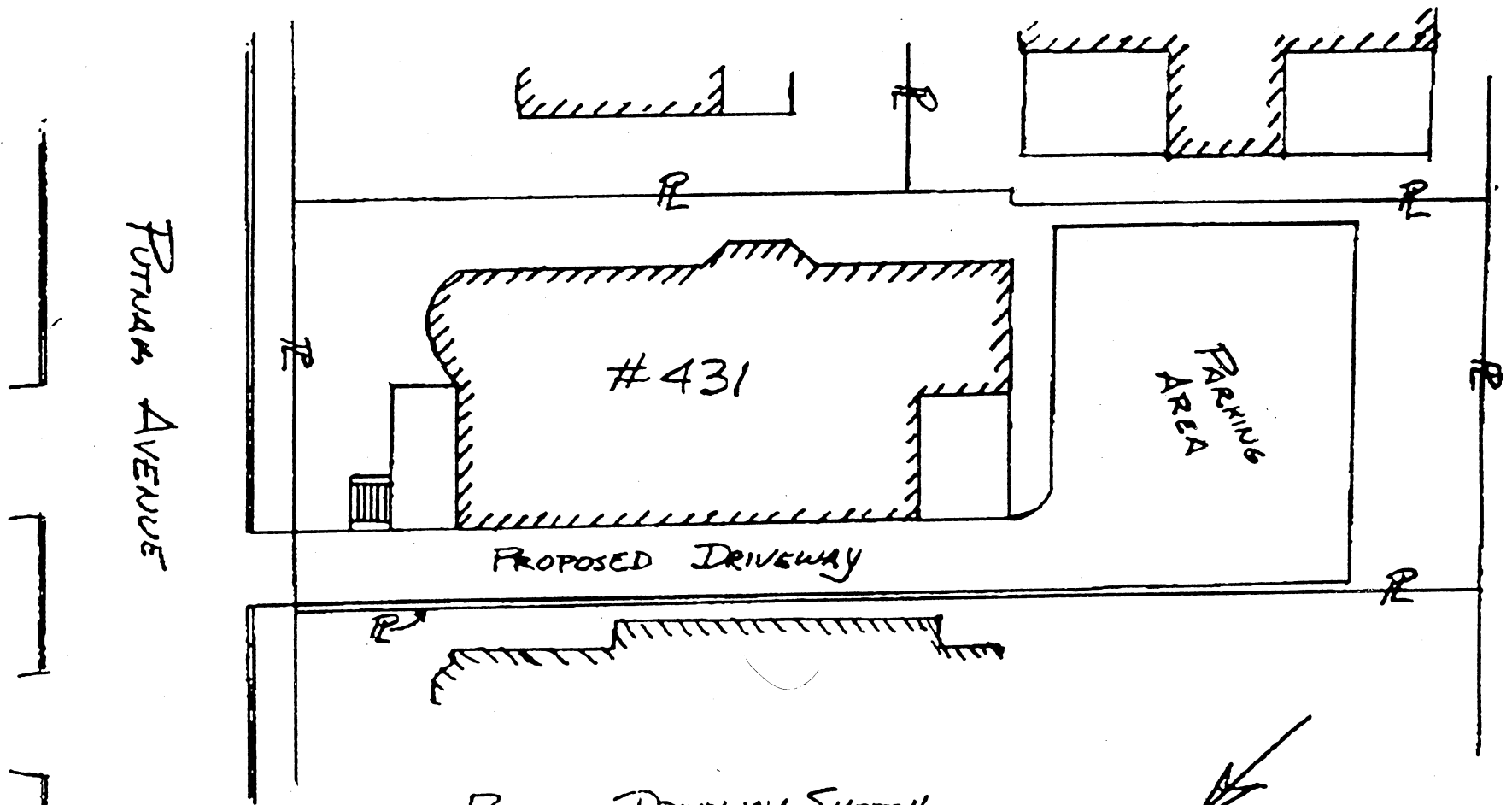
Please do not hesitate to contact me if you have questions or just so we can introduce ourselves to one another.

With best regards,

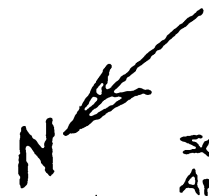


Andrew P. Bendetson
President &
Managing Member Putnam Avenue, LLC

Russell, Douglas & Barry (9-28-00)



PROPOSED DRIVEWAY SKETCH
9-28-00



SCALE:
APPROX. 1" = 20'

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTOR'S FORM

To Whom It May Concern:

As owner or agent of 131 Magazine St. Unit #1 Cambridge, MA 02139,

☐ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at 431 Putnam Ave. Cambridge, MA 02139

Signed: _____ Date: _____

Address: _____

MERCHANT FINANCIAL

INVESTMENT CORPORATION

September 28, 2000

David & Ann M. Annecchiarico
49 Phillips Circle
Waltham, MA 02154

Dear David & Ann,

Hello. I am glad to say that we recently purchased 431 Putnam Avenue. As I am sure you would agree, we think this is a lovely neighborhood.

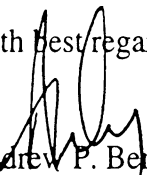
We plan to refurbish our house both inside and out, restoring it to its original beauty and condition, as well as put in a driveway as shown on the enclosed sketch and landscape around the house.

The City's procedure for new driveways provide that we let our neighbors know of our plans and include the form so you can make comments. Enclosed for your convenience is a self-addressed envelope to return the form.

The improvements, which require permits, are in conformance with existing zoning requirements and we will use experienced, licensed and insured contractors to perform the renovation work.

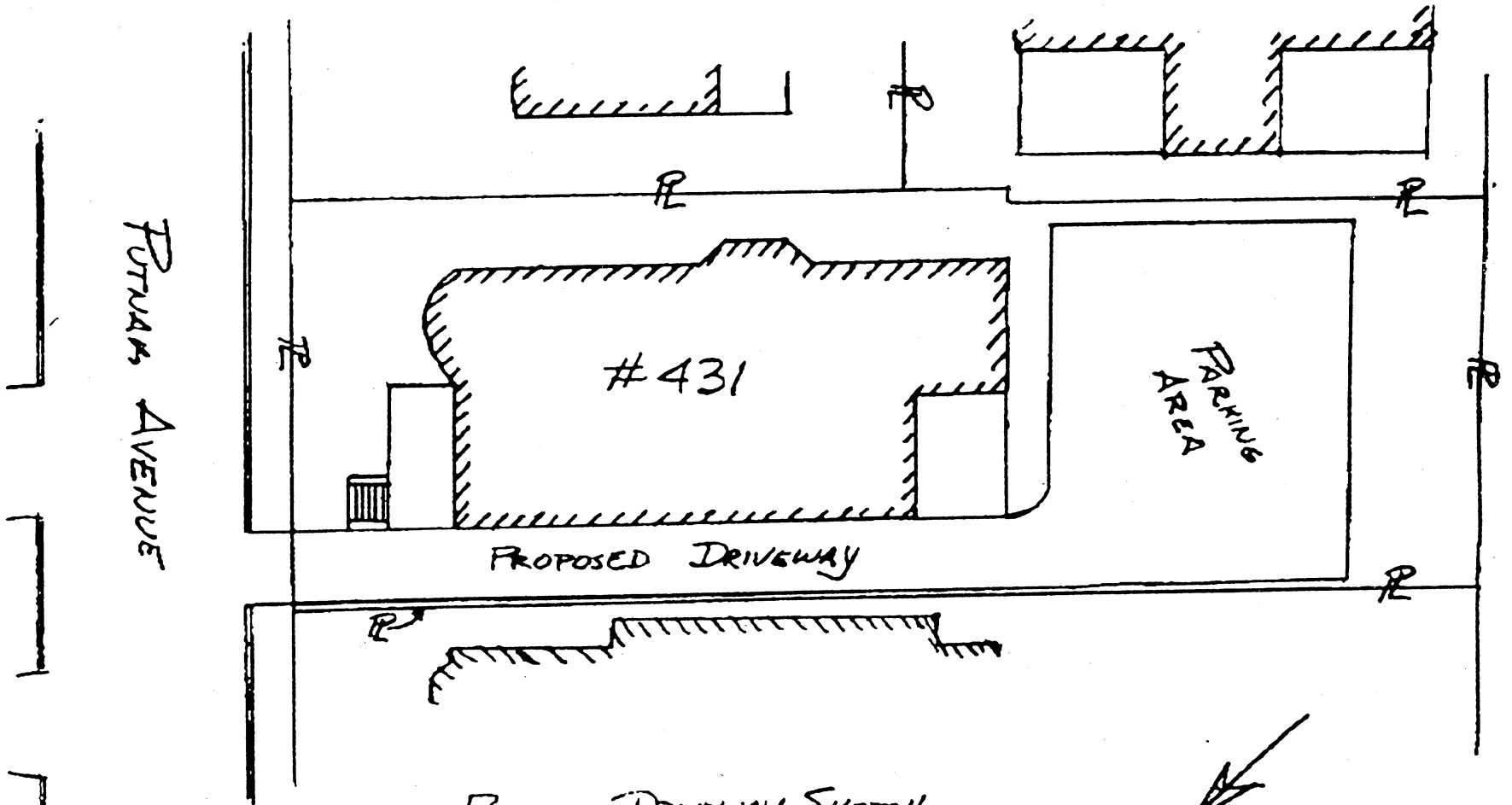
Please do not hesitate to contact me if you have questions or just so we can introduce ourselves to one another.

With best regards,



Andrew P. Bendetson
President &
Managing Member Putnam Avenue, LLC

Annecchiarico, David & Ann (9-28-00)



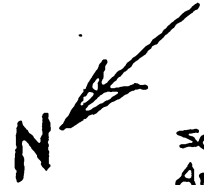
POTOMAC AVENUE

#431

PARKING
AREA

PROPOSED DRIVEWAY

PROPOSED DRIVEWAY SKETCH
9-28-00



SCALE:
APPROX. 1" = 20'

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 129 Magazine St. Cambridge, MA 02139,

☐ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at 431 Putnam Ave. Cambridge, MA 02139

Signed: _____ Date: _____

Address: _____

MERCHANT FINANCIAL

INVESTMENT CORPORATION

September 28, 2000

Elsa E. King, Paul C. King & William A. King
207 Chestnut St.
Cambridge, MA 02139

Dear Elsa, Paul & William,

Hello. I am glad to say that we recently purchased 431 Putnam Avenue. As I am sure you would agree, we think this is a lovely neighborhood.

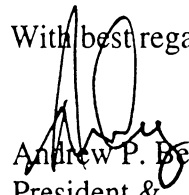
We plan to refurbish our house both inside and out, restoring it to its original beauty and condition, as well as put in a driveway as shown on the enclosed sketch and landscape around the house.

The City's procedure for new driveways provide that we let our neighbors know of our plans and include the form so you can make comments. Enclosed for your convenience is a self-addressed envelope to return the form.

The improvements, which require permits, are in conformance with existing zoning requirements and we will use experienced, licensed and insured contractors to perform the renovation work.

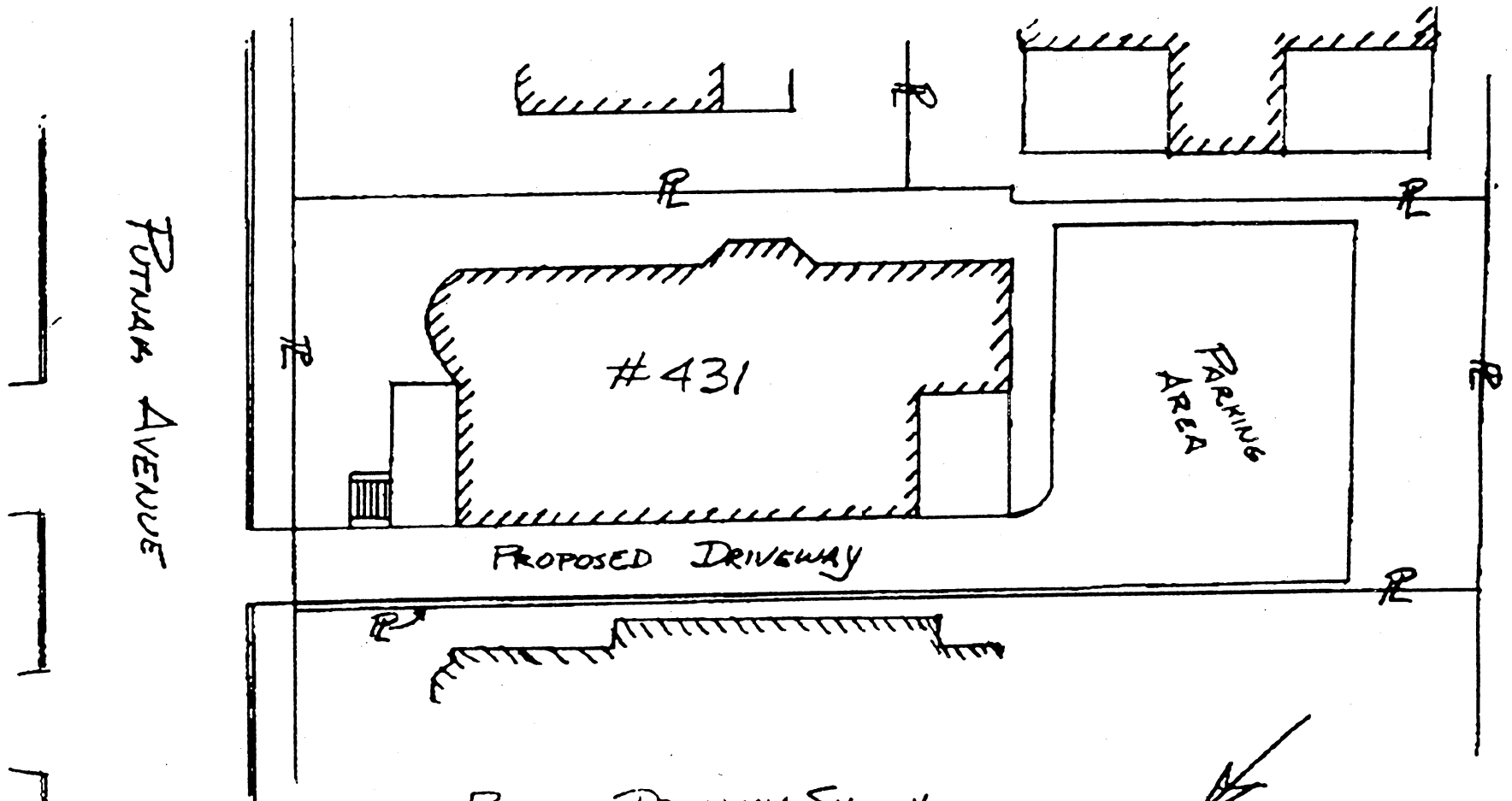
Please do not hesitate to contact me if you have questions or just so we can introduce ourselves to one another.

With best regards,



Andrew P. Hendetson
President &
Managing Member Putnam Avenue, LLC

King, Elsa, Paul & William (9-28-00)



PROPOSED DRIVEWAY SKETCH
9-28-00



SCALE:
APPROX. 1" = 20'

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTOR'S FORM

To Whom It May Concern:

As owner or agent of 207 Chestnut St. Cambridge, MA 02139,

☐ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at 431 Putnam Ave. Cambridge, MA 02139

Signed: _____ Date: _____

Address: _____

MERCHANT FINANCIAL

INVESTMENT CORPORATION

September 28, 2000

Angelo D. & Olga A. Cupas
211 Chestnut St.
Cambridge, MA 02139

Dear Angelo & Olga,

Hello. I am glad to say that we recently purchased 431 Putnam Avenue. As I am sure you would agree, we think this is a lovely neighborhood.

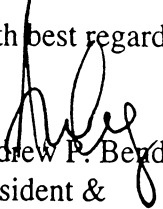
We plan to refurbish our house both inside and out, restoring it to its original beauty and condition, as well as put in a driveway as shown on the enclosed sketch and landscape around the house.

The City's procedure for new driveways provide that we let our neighbors know of our plans and include the form so you can make comments. Enclosed for your convenience is a self-addressed envelope to return the form.

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Please do not hesitate to contact me if you have questions or just so we can introduce ourselves to one another.

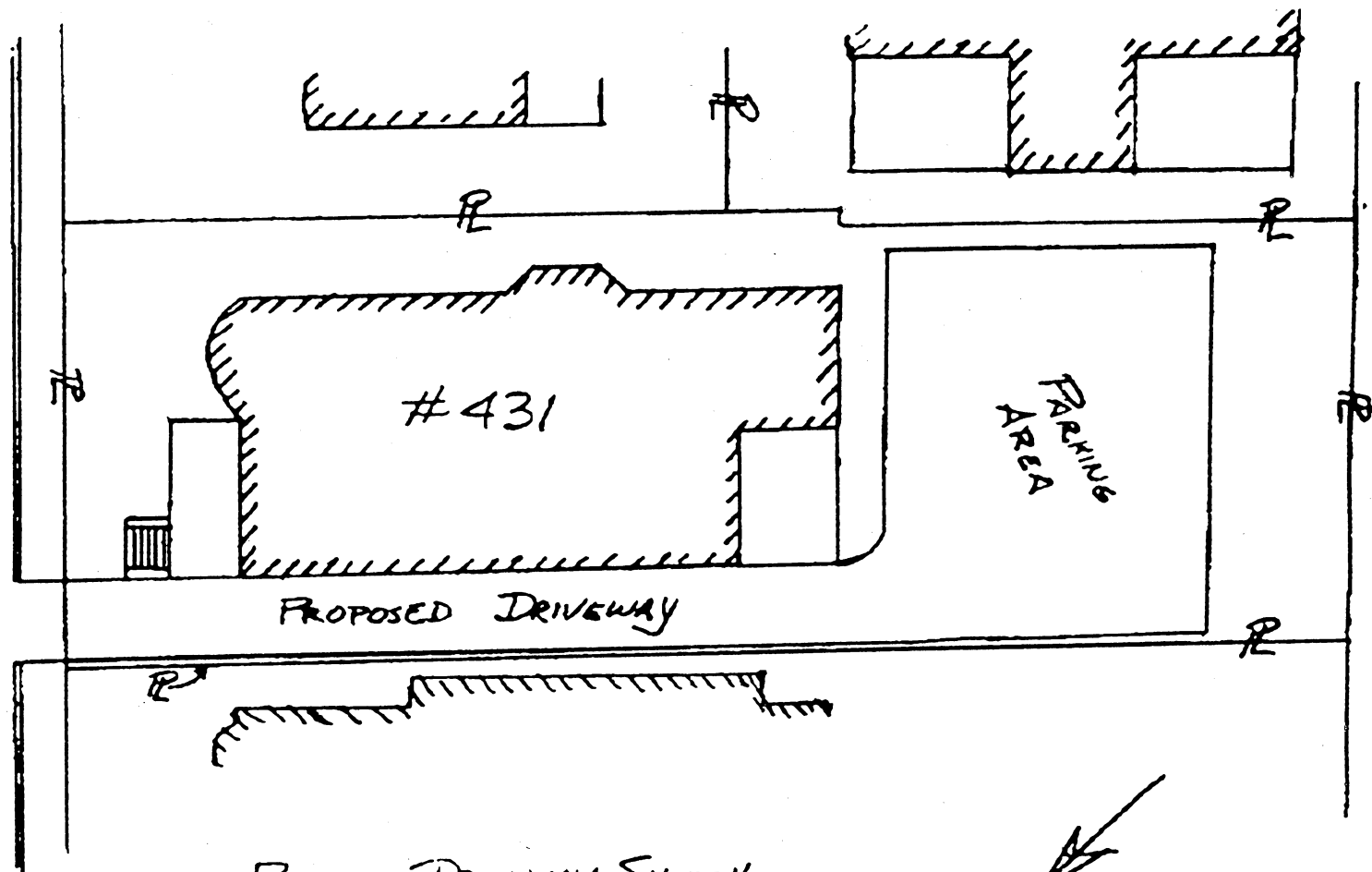
With best regards,


Andrew P. Berdetsen
President &
Managing Member Putnam Avenue, LLC

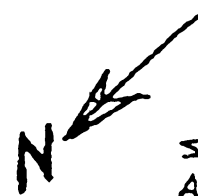
Cupas, Angelo & Olga (9-28-00)



POTNAM AVENUE



PROPOSED DRIVEWAY SKETCH
9-28-00



SCALE:
APPROX. 1" = 20'

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTOR'S FORM

To Whom It May Concern:

As owner or agent of 211 Chestnut St. Cambridge, MA 02139,

☐ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at 431 Putnam Ave. Cambridge, MA 02139

Signed: _____ Date: _____

Address: _____

MERCHANT FINANCIAL

INVESTMENT CORPORATION

September 28, 2000

Dorothy Matthews
Trustee of DMM Realty Trust
215 Chestnut St.
Cambridge, MA 02139

Dear Dorothy,

Hello. I am glad to say that we recently purchased 431 Putnam Avenue. As I am sure you would agree, we think this is a lovely neighborhood.

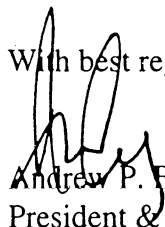
We plan to refurbish our house both inside and out, restoring it to its original beauty and condition, as well as put in a driveway as shown on the enclosed sketch and landscape around the house.

The City's procedure for new driveways provide that we let our neighbors know of our plans and include the form so you can make comments. Enclosed for your convenience is a self-addressed envelope to return the form.

The improvements, which require permits, are in conformance with existing zoning requirements and we will use experienced, licensed and insured contractors to perform the renovation work.

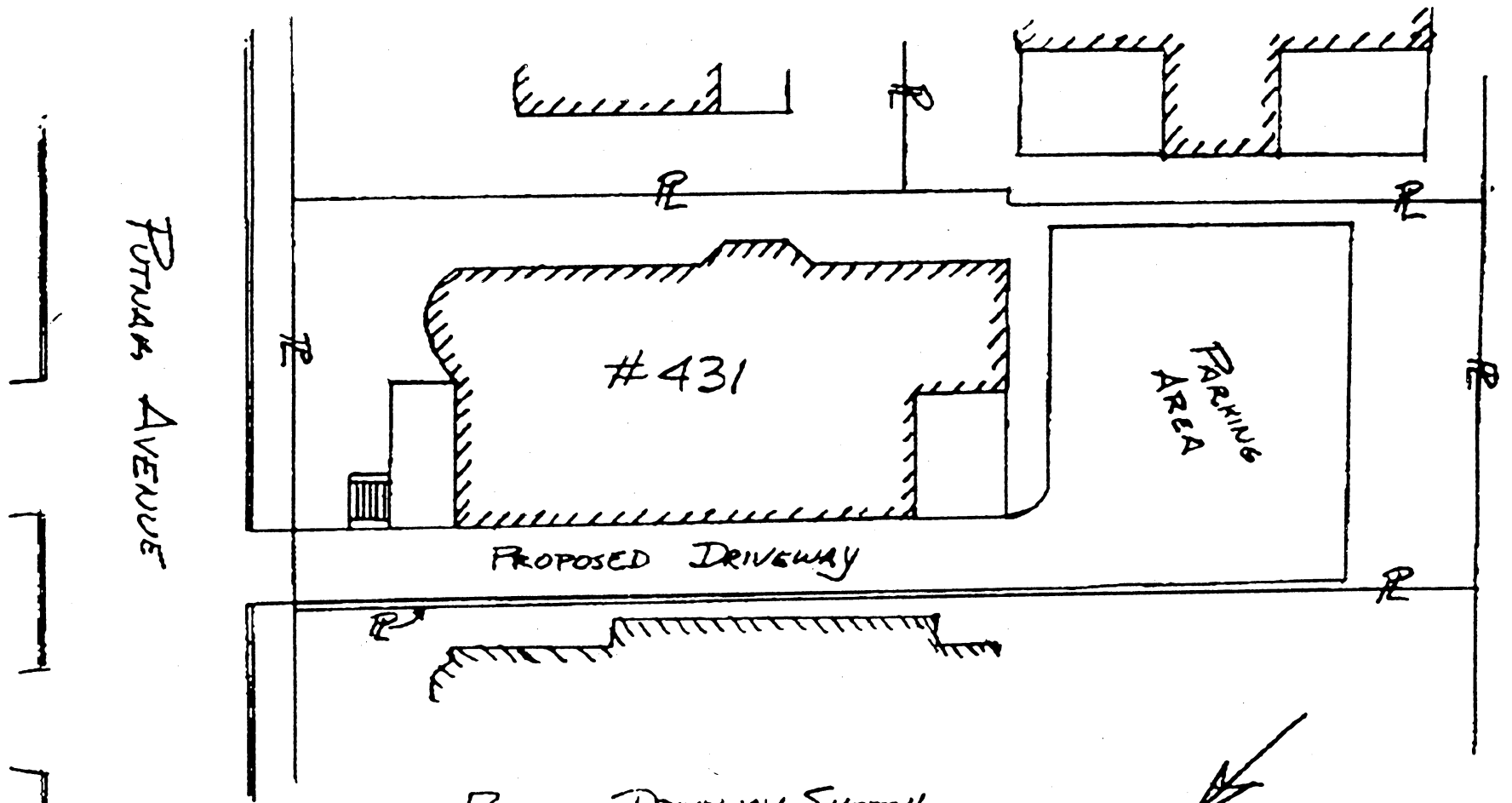
Please do not hesitate to contact me if you have questions or just so we can introduce ourselves to one another.

With best regards,



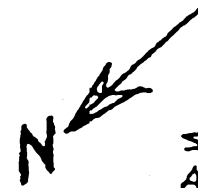
Andrew P. Bendetson
President &
Managing Member Putnam Avenue, LLC

Matthews, Dorothy (9-28-00)



POTOMAC AVENUE

PROPOSED DRIVEWAY SKETCH
9-28-00



SCALE:
APPROX. 1" = 20'

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 215 Chestnut St. Cambridge, MA 02139,

☐ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 431 Putnam Ave. Cambridge, MA 02139

Signed: _____ Date: _____

Address: _____

Usman and Kathleen Ismail
131 Magazine Street
Cambridge, MA 02139

October 18, 2000

Dear Andy,

Usman and I are very pleased that you purchased the building next door. You did a fabulous job with our building and this project will restore a historical building as well as improve the look of the neighborhood.

I assume that you have heard from many of the neighbors and I assume that we can resolve matters in a friendly, appropriate way so that it is a win win situation for all of us.

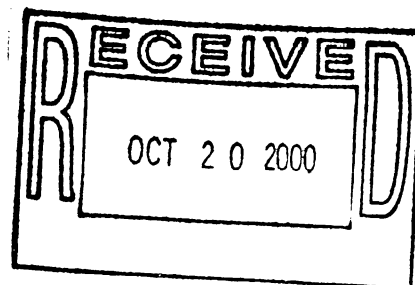
Usman and I are concerned about several issues. We love the trees in the back yard and hope that there is a way to preserve them in this project. Secondly, along our fence, it would be very neighborly to plant a small "strip" garden with trees so that the porches on the first floor of our building could have some privacy and protection from overlooking a parking lot. This could be 4-6 feet wide and run the length of the abutting properties. I would bet you could plant 2-3 trees (maple), which would grow tall and offer protection. Smaller bushes and plants could be planted in between.

Having parking in the back may prevent some congestion with on the street parking but I leave that conversation to others more informed. I do hate the thought of "paving paradise and putting up a parking lot". Lawn and a back yard may be very attractive to purchasers. All of us bought our units knowing we only had street parking and we are surviving very nicely.

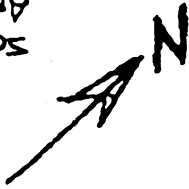
I hope we can work together to resolve the neighborhood issues while supporting your project. Usman and I would be happy to host a neighborhood meeting should you choose to have one. Just let us know.

All the best,

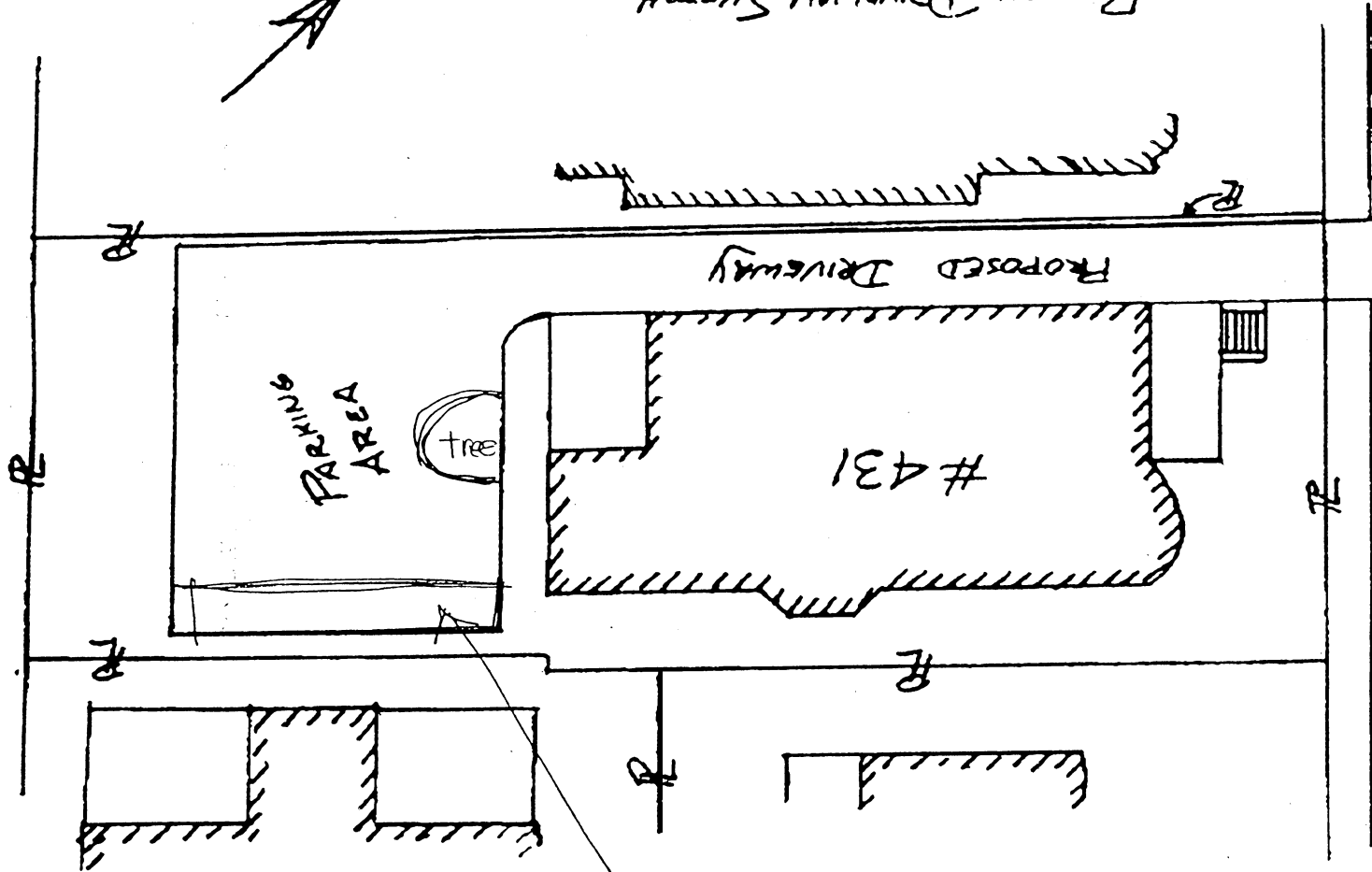
Kathleen Ismail



SCALE: APPROX. 1" = 20'



PROPOSED DRIVEWAY SKETCH 9-28-00



PUTNAM AVENUE

glazed bed
referred to
in letter

K. Ismail

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 131 Magazine St. Unit #2 Cambridge, MA 02139,

☐ approval

Cambridge, Massachusetts, I do hereby declare

☒ disapproval

of the installment of:

Off-Street Parking Facility located at 431 Putnam Ave. Cambridge, MA 02139

Signed:

Oliver D. Fiske

Date:

18 October 2000

Address:

131 Magazine St, # 2, Cambridge 02139

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS ABUTOR'S FORM

To Whom It May Concern:

As owner or agent of 131 Magazine St. Unit #4 Cambridge, MA 02139,

☐ approval

Cambridge, Massachusetts, I do hereby declare

☒ disapproval

of the installment of:

Off-Street Parking Facility located at 431 Putnam Ave. Cambridge, MA 02139

Signed: Rugby 9 August Date: 10/13/00

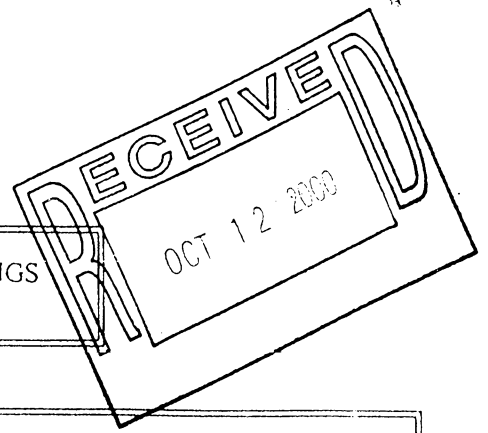
Address: 131 Magazine St #4
Cambridge, MA 02135

Reasons for Disapproval:

- 1) Loss of tree; this area of Cambridge is known for its yards and trees (more trees than other areas of the city).
- 2) Cutting of side walk; Loss of street parking. Many houses/apartments/condos do not have driveways, which necessitates parking on street.
- 3) Aesthetics - Right now, we look out at trees and yard from our deck. We would prefer not to have to look at a parking lot/cars. This could also result in a lowering of our property value.
- 4) Noise - Additional noise from cars parking behind our home.

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM



To Whom It May Concern:

As owner or agent of 427 - 429 Putnam Ave. Cambridge, MA 02139

☐

approval

Cambridge, Massachusetts, I do hereby declare

☒

disapproval

of the installment of:

Off-Street Parking Facility located at 431 Putnam Ave. Cambridge, MA 02139

Signed: Julia Wint / Mara T. Schultz Date: 10.10.00

Address: 429 Putnam Avenue / Cambridge, MA 02139

We believe that a driveway and parking lot at
431 Putnam will:

- greatly reduce the green space available to all neighbors living in the Putnam / Magazine area.
- create unwelcome traffic noise and pollution right by the bedroom windows of 429 Putnam.
- create a hazard for our children, who play along the fence where the driveway is being proposed.
- take away 2 ^{street} parking spaces needed by Putnam Ave. residents.

Mara and I believe that the green area behind 431 Putnam is what differentiates that home from most homes in Cambridge, and this unique feature should be preserved for the good of the home's new owners and the good of the surrounding community.

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 427 - 429 Putnam Ave. Cambridge, MA 02139,

☐ approval

Cambridge, Massachusetts, I do hereby declare ☒ disapproval

of the installment of:

Off-Street Parking Facility located at 431 Putnam Ave. Cambridge, MA 02139

Signed:

Edwin van Buren

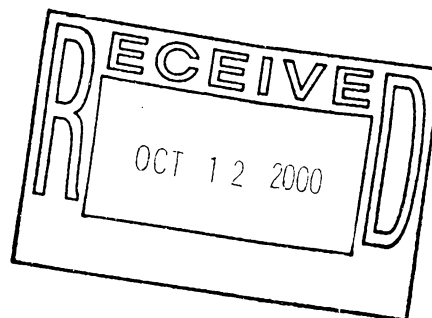
Date:

10/5/00

Address:

427 Putnam Ave.

We strongly oppose this action. A driveway in this location is offensive to us. It will create a hazardous condition for the owners of #429. We do not feel ~~it will~~ there is adequate space for a driveway, and the parking area requires the removal of a large oak tree which is a significant landmark in our block. It would be a shame to lose valuable green space which is a visual amenity to the neighborhood.



CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTOR'S FORM

To Whom It May Concern:

As owner or agent of 129 Magazine St. Cambridge, MA 02139,

☐

approval

Cambridge, Massachusetts, I do hereby declare

☒

disapproval

of the installment of:

Off-Street Parking Facility located at 431 Putnam Ave. Cambridge, MA 02139

Signed:

Dan Pomeroy

Date:

10-8-2000

Address:

48 Phillips Circle Waltham

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 423-425 Putnam Ave., Cambridge, MA 02139,

☐ approval

Cambridge, Massachusetts, I do hereby declare

☒ disapproval

of the installment of:

Off-Street Parking Facility located at 431 Putnam Ave. Cambridge, MA 02139

Signed: Thomas Fisher Date: October 7, 2000

Address: 425 Putnam Ave., Cambridge, MA 02139

The lot at 431 Putnam Ave. is supported by a retaining wall because it is 2-4 feet above the level of the ground at 423-429 Putnam. The proposed driveway would be narrow, with perhaps 9 feet of clearance between 431 Putnam and its retaining wall. The driveway would pass about three feet from the units at 427-429 Putnam, increasing noise levels and raising safety concerns as well for the occupants.

There is a large oak tree at the rear of 431 Putnam that is about six feet from the property line; this would almost certainly have to be removed to permit construction of the proposed driveway/parking area. The removal of this tree would be a great loss to the residents whose properties face the area and would decrease the privacy of the residents at 423-429 Putnam.

There is very little green space in Cambridgeport, and the creation of a parking area behind 431 Putnam Ave. would further reduce the green space, as well as detracting from the appearance and value of the adjacent properties.

Street parking on Putnam Ave. is limited to the odd-numbered side of the street; the installation of a curb cut would further reduce the number of parking spaces.

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

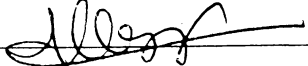
As owner or agent of 427 - 429 Putnam Ave. Cambridge, MA 02139,

☐ approval

Cambridge, Massachusetts, I do hereby declare ☒ disapproval

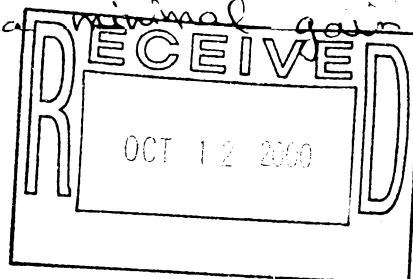
of the installment of:

Off-Street Parking Facility located at 431 Putnam Ave. Cambridge, MA 02139

Signed:  Agnes ALBEROLA Date: 10/10/00

Address: 427 Putnam Ave

I strongly oppose the driveway cuts. It will significantly reduce the quality of living for our family. Putnam Ave. is already an extremely busy street with cars and trucks. Our green backyard surrounded by other green backyards provide a much needed respite from traffic. The removal of the oak tree, the driveway and parking spaces would dramatically change that. There is ample parking on Putnam Ave. Nobody on our side of Putnam Ave has a driveway and it has never been a problem. Cutting the curb will create a dangerous situation and reduce parking space off the street for a minimal gain in the back of # 431.



CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 426 Putnam Ave. Cambridge, MA 02139,

☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

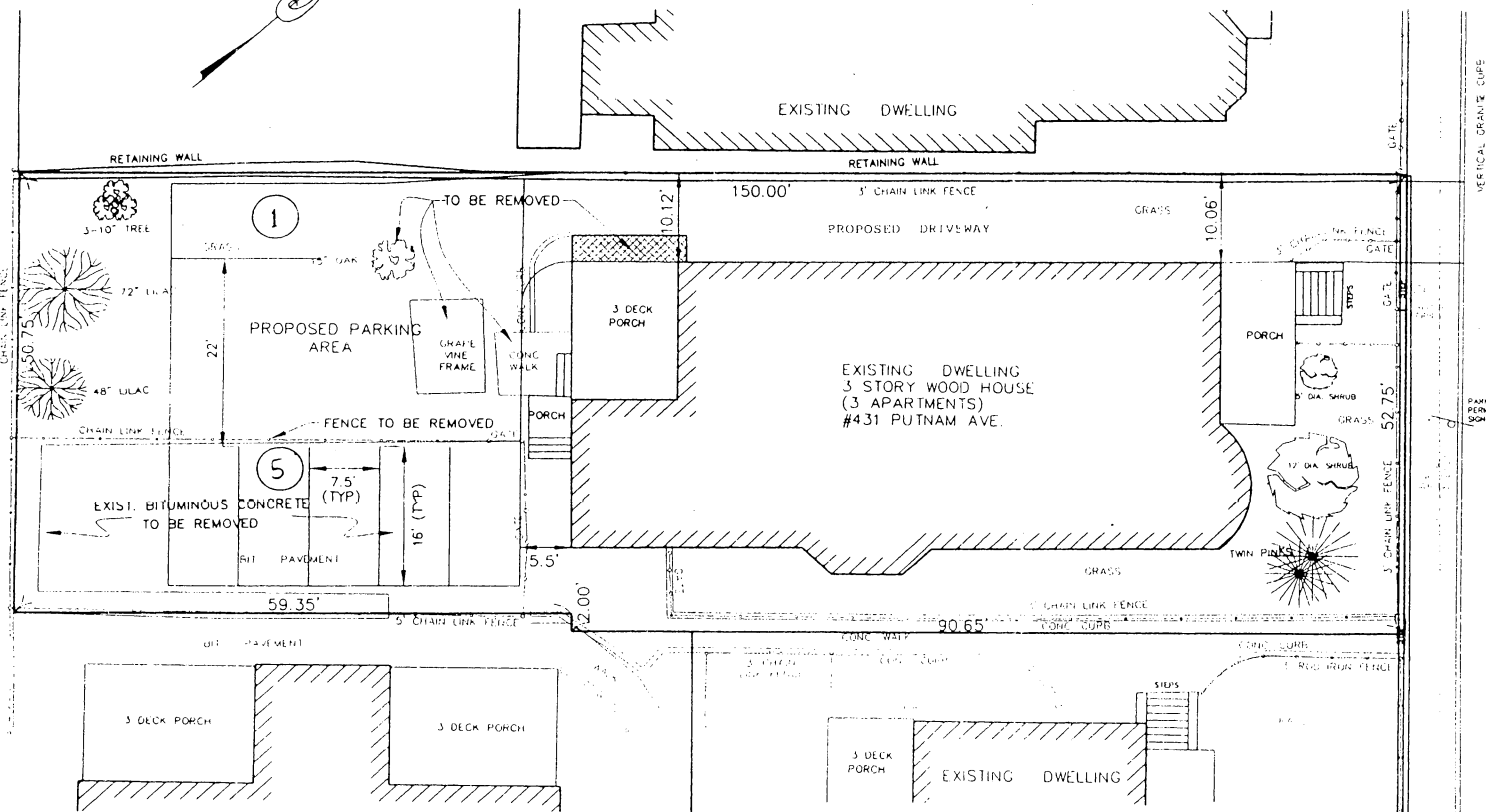
Off-Street Parking Facility located at 431 Putnam Ave. Cambridge, MA 02139

Signed:

Joseph H. Hargan, President Date: 10-5-00

Address:

426 Putnam Ave. Cambridge



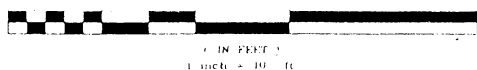
NOTE:

1. EXISTING RETAINING WALL AT DRIVEWAY TO BE REPLACED WITH NEW REINFORCED CONCRETE WALL DESIGNED BY A STRUCTURAL ENGINEER.
2. THE TOP OF THE PROPOSED WALL SHALL HAVE A FENCE FOR SCREENING.
3. LIGHTING TO BE PROVIDED BY SHIELDED OVERHEAD LIGHT MOUNTED ON BUILDING.

NOTE:

PROPOSED PARKING SPACES = 6

GRAPHIC SCALE



PUTNAM AVENUE
(PUBLIC - 40' WIDE)

DEED REFERENCES

MIDDLESEX REGISTRY OF DEEDS SO. DIST.
1) BK. 24915-393

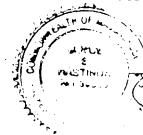
PLAN REFERENCES

MIDDLESEX REGISTRY OF DEEDS SO. DIST.
1) PLAN BK. 4737 END

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.



Boyd E. Hastings, P.L.S.
BOYD E. HASTINGS, P.L.S.

9-6-00
DATE



Walter M. Lewinski, P.E.
WALTER M. LEWINSKI, P.E.

9-6-00
DATE

PARKING PLAN

431 PUTNAM AVENUE
CAMBRIDGE, MASSACHUSETTS

SCALE 1"=10' SEPTEMBER 5, 2000

PREPARED FOR: MERCHANT FINANCIAL INVESTMENT CORP.

PREPARED BY:

GLM ENGINEERING CONSULTANTS, INC.
1750 WASHINGTON ST HOLLISTON, MA.

(508) 429-1100 FAX (508) 429-7160

SHEET 1 OF 1

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: _____



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

November 24, 2000

Dear Neighborhood Representative:

This office is in receipt of a copy of an application from Andrew P. Bendetson, President & Managing Member Putnam Avenue, LLC, requesting a curb cut *at the premises numbered 431 Putnam Avenue, 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,

XO *Margaret Drury*
D. Margaret Drury
City Clerk

Name of Neighborhood Association: **Friends of Magazine Beach - Fred Woods**

hereby _____ approve _____ disapprove of said driveway petition.

Comments: _____

Signature of authorized association representative _____

Daytime telephone no. _____

cc: Petitioner

CITY HALL, 795 MASSACHUSETTS AVENUE CAMBRIDGE, MASSACHUSETTS 02139



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

November 24, 2000

Dear Neighborhood Representative:

This office is in receipt of a copy of an application from Andrew P. Bendetson, President & Managing Member Putnam Avenue, LLC, requesting a curb cut *at the premises numbered 431 Putnam Avenue, 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

Name of Neighborhood Association: **Ward Five Committee – Laurie Taymore-Berry**

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

DONNA P. LOPEZ
DEPUTY CITY CLERK

November 24, 2000

Dear Neighborhood Representative:

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Thank you for your cooperation.

Sincerely yours,

XO *Margaret Drury*
D. Margaret Drury
City Clerk

Name of Neighborhood Association: **Cambridgeport Neighborhood Initiative - Stash Horowitz**

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

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

November 24, 2000

Dear Neighborhood Representative:

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Thank you for your cooperation.

Sincerely yours,

D. Margaret Drury
D. Margaret Drury
City Clerk

Name of Neighborhood Association: **Hastings Square Committee - Geneva Malenfant**

hereby _____ approve _____ disapprove of said driveway petition.

Comments: *This does not fall within our purview*

Signature of authorized association representative *Geneva Malenfant*

Daytime telephone number *491-3266*

cc: Petitioner

CITY HALL, 795 MASSACHUSETTS AVENUE CAMBRIDGE, MASSACHUSETTS 02139



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

November 24, 2000

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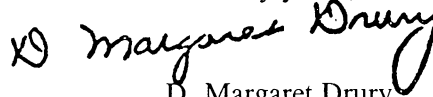
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Thank you for your cooperation.

Sincerely yours,


D. Margaret Drury
City Clerk

Name of Neighborhood Association: **Hastings Square Committee - Geneva Malenfant**

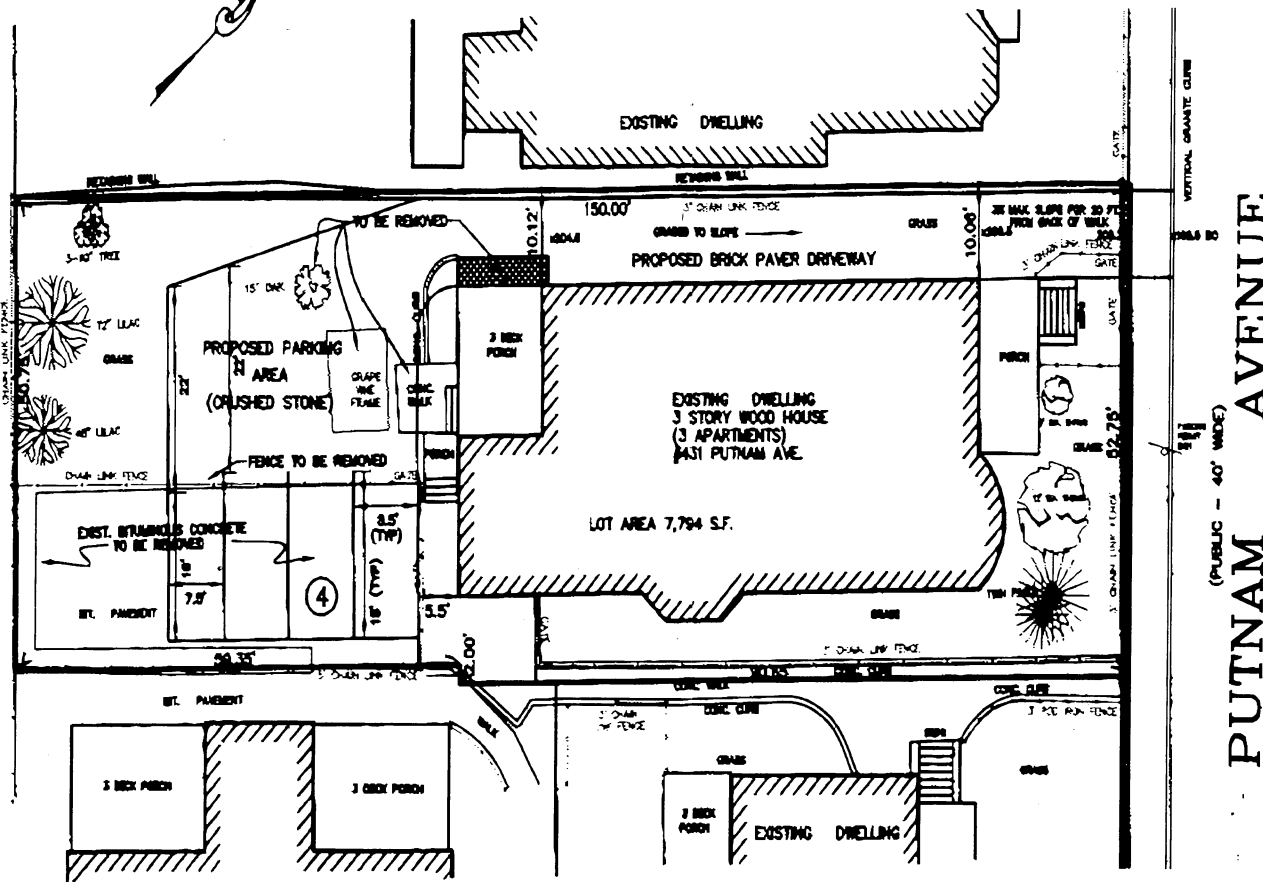
hereby _____ approve _____ disapprove of said driveway petition.

Comments: _____

Signature of authorized association representative _____

Daytime telephone no. _____

cc: Petitioner



PUTNAM AVENUE
(PUBLIC - 40' WIDE)

DEED REFERENCES

MIDDLESEX REGISTRY OF DEEDS, SO. DIST.
1) BK. 24815-363

PLAN REFERENCES

MIDDLESEX REGISTRY OF DEEDS, SO. DIST.
1) PLAN BK. 4737 END

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

JOYCE E. HASTINGS, P.L.S.

DATE

WALTER M. LEWIS, P.E.

DATE

NOTE:

1. EXISTING RETAINING WALL AT DRIVEWAY TO BE REPLACED WITH NEW REINFORCED CONCRETE WALL DESIGNED BY A STRUCTURAL ENGINEER.
2. THE TOP OF THE PROPOSED WALL SHALL HAVE A FENCE FOR SCREENING.
3. LIGHTING TO BE PROVIDED BY SHIELDED OVERHEAD LIGHT MOUNTED ON BUILDING.

NOTE:

PROPOSED PARKING SPACES = 4
STANDARD = 3
COMPACT = 1

REQUIRED:

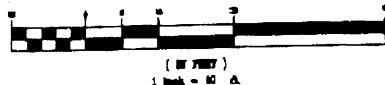
TOTAL OPEN SPACE (3000) = 2,800 S.F.
OPEN SPACE GREATER THAN 15'x15' (1800) = 1,403 S.F.

PROHIBITED:

TOTAL OPEN SPACE = 2,800 S.F.
OPEN SPACE GREATER THAN 15'x15' = 1,403 S.F.

REVISED: 12/7/00
12/15/00
1/03/01

GRAPHIC SCALE



PARKING PLAN

431 PUTNAM AVENUE
CAMBRIDGE, MASSACHUSETTS

SCALE 1"=10' SEPTEMBER 5, 2000

PREPARED FOR: MERCHANT FINANCIAL INVESTMENT CORP.

PREPARED BY:

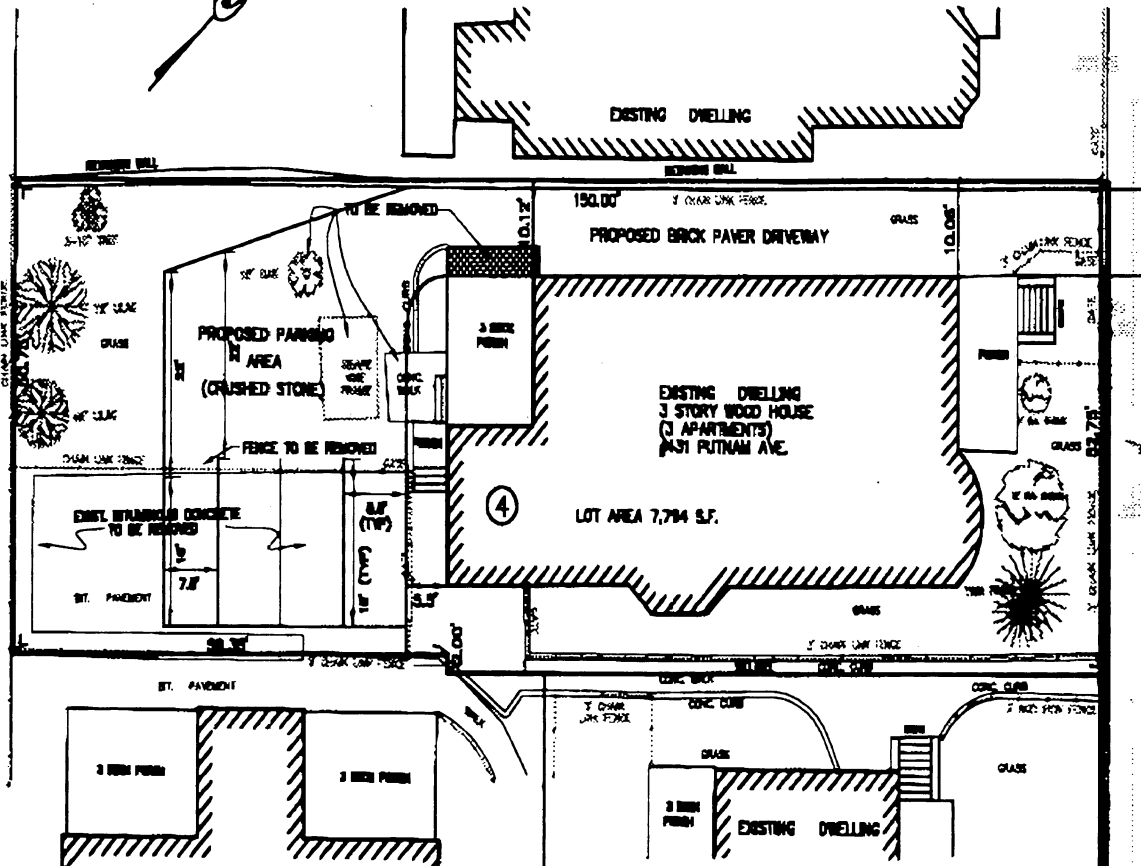
GLM ENGINEERING CONSULTANTS, INC.
1750 WASHINGTON ST HOLLISTON, MA.

(508) 429-1100 FAX (508) 429-7160

SHEET 1 OF 1

18.922

DWG = 107406.DWG



PUTNAM AVENUE
(PUBLIC - 40' WIDE)

DEED REFERENCES

MIDDLESEX REGISTRY OF DEEDS, SO. DIST.
1) BK. 24918-383

PLAN REFERENCES

MIDDLESEX REGISTRY OF DEEDS, SO. DIST.
1) PLAN BK. 4737 BND

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES OF THE EXISTING OWNERSHIP, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE BOARD OF BUILDING.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

JOYCE E. HARTMAN, P.L.S. DATE

WALTER M. LEBRON, P.E. DATE

NOTE:

- EXISTING RETAINING WALL AT DRIVEWAY TO BE REPLACED WITH NEW REINFORCED CONCRETE WALL DESIGNED BY A STRUCTURAL ENGINEER.
- THE TOP OF THE PROPOSED WALL SHALL HAVE A FENCE FOR SCREENING.
- LIGHTING TO BE PROVIDED BY SHIELDED OVERHEAD LIGHT MOUNTED ON BUILDING.

NOTE:

PROPOSED PARKING SPACES = 4
STANDARD = 3
COMPACT = 1

REQUIRED:

TOTAL OPEN SPACE (300) = 2,800 S.F.
OPEN SPACE GREATER THAN 10'x10' = 1,400 S.F.

PROVIDED:

TOTAL OPEN SPACE = 2,800 S.F.
OPEN SPACE GREATER THAN 10'x10' = 1,400 S.F.

REVISED: 12/7/00
12/16/00

PARKING PLAN
431 PUTNAM AVENUE
CAMBRIDGE, MASSACHUSETTS

SCALE 1"=10' SEPTEMBER 5, 2000

PREPARED FOR: MERCHANT FINANCIAL INVESTMENT CORP.

PREPARED BY:

GLM ENGINEERING CONSULTANTS, INC.
1750 WASHINGTON ST HOLLISTON, MA.

(508) 429-1100 FAX (508) 429-7160

SHEET 1 OF 1

18.922

Zone 'C' Total Lot Area = 7,794 S.F.

REQUIRED

TOTAL OPEN SPACE (36%) = 2,806 S.F.

OPEN > 15'x15' (18%) = 1,403 S.F.

PROVIDED

TOTAL OPEN = 2,809 S.F.

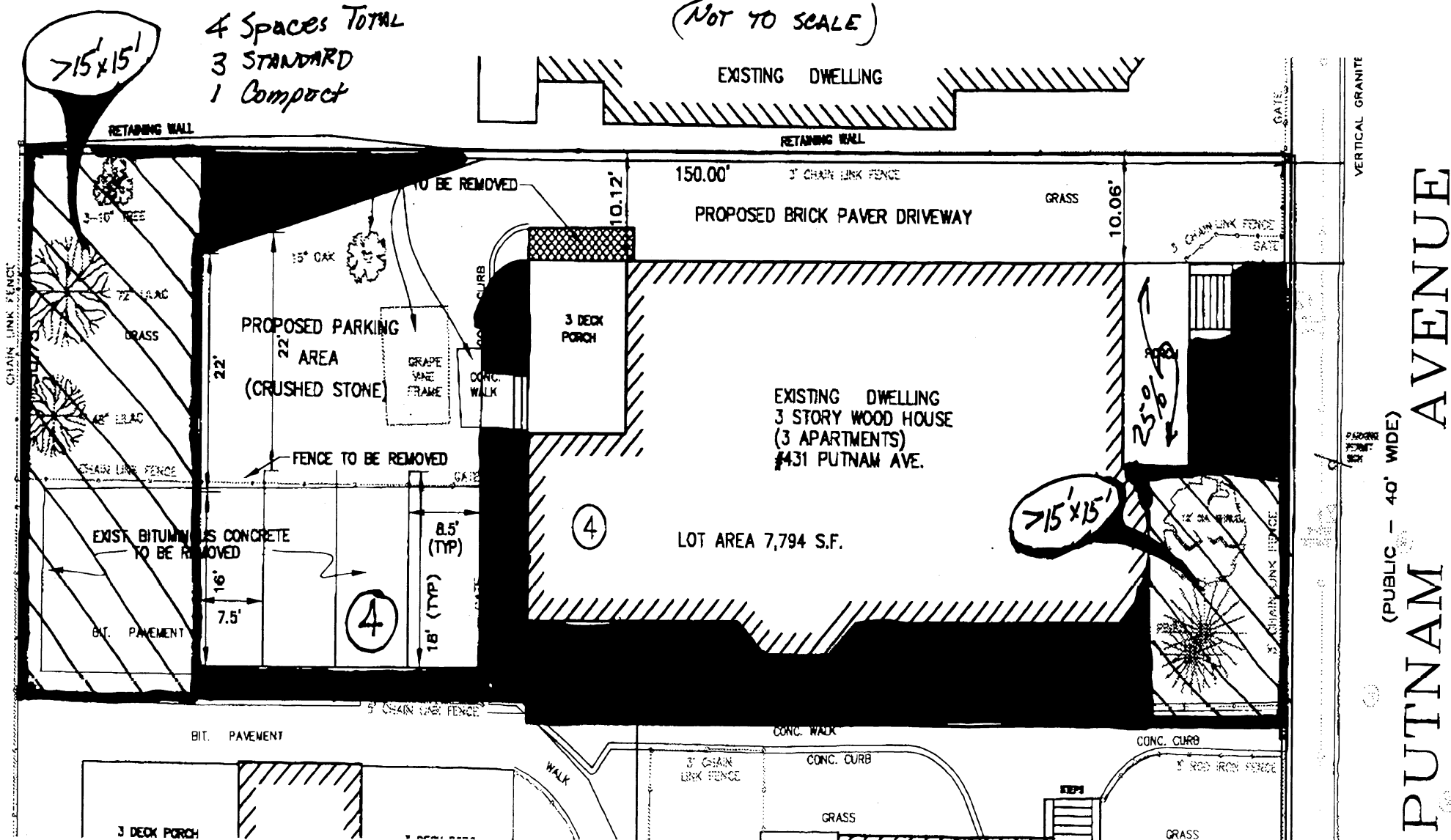
OPEN > 15'x15' = 1,453 S.F.

① Only 25% of front deck is counted.

② Dark Shade counted toward total open space.

③ Cross hatched is open > 15'x15'.

(NOT TO SCALE)



$$= 7,794 \text{ S.F.}$$

PROVIDED

TOTAL OPEN = 2,809 S.F.

OPEN > 15' x 15' = 1,453 SF.

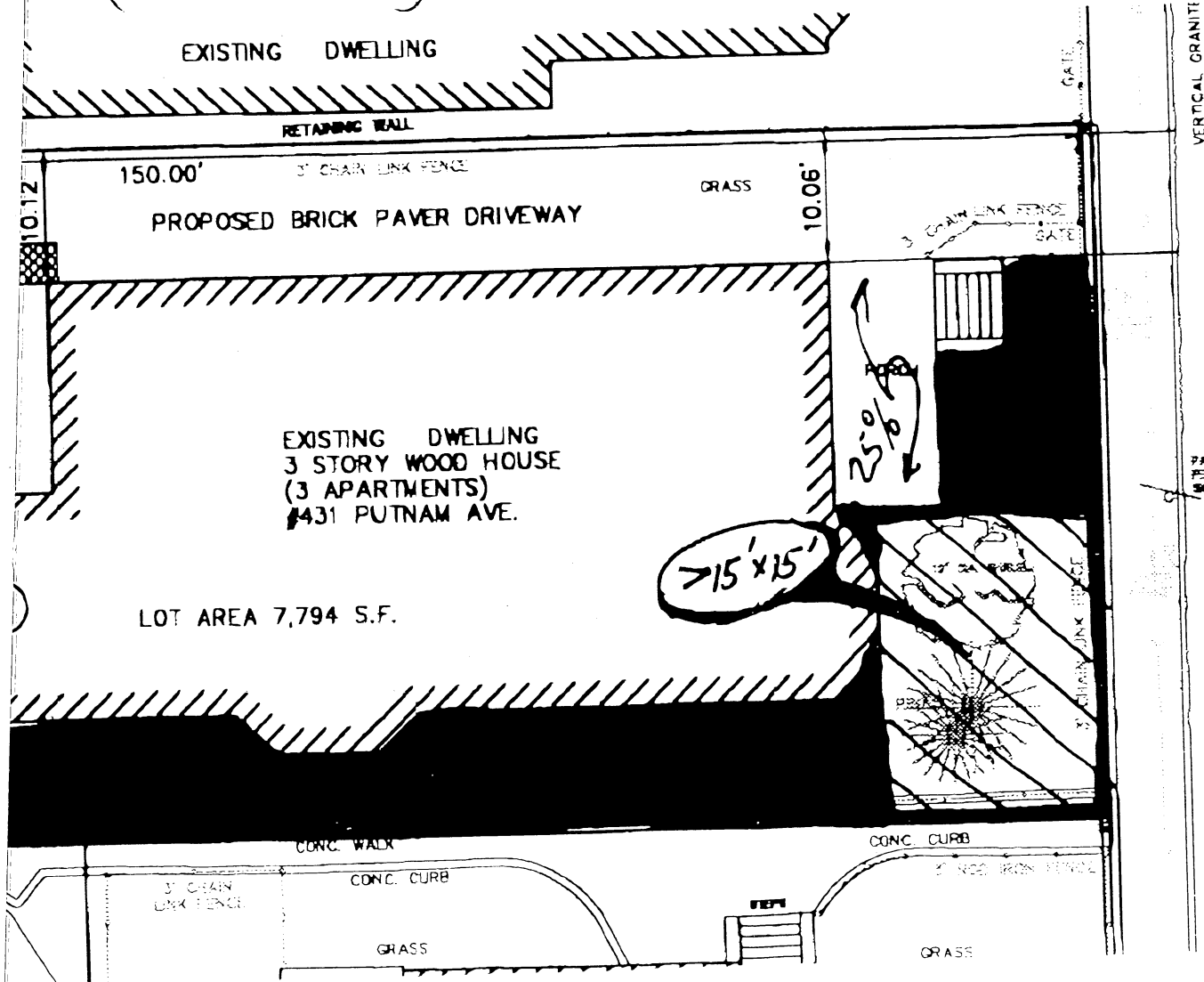
(NOT TO SCALE)

① Only 25% of front deck is counted.

② Dark shade counted toward total open space.

⑤ Cross hatched is open
75' x 15'

Approved
place
2/1/82



(PUBLIC - 40' WDE)

PUTNAM AVENUE

1750 Washington Street

Holliston, MA 01746

FAXDate: 01-03-01Number of pages including cover sheet: 3

To:

Mr Wayne Amara617-349-4747Mr Ranjit Singanmugam617-349-6132Mr Andy Bendetson 655-7733

Phone:

Fax phone:

CC:

From: Walter Lewinski**GLM** ENGINEERING
CONSULTANTS, INC.Phone: 508-429-1100Fax phone: 508-429-7160

REMARKS:

☐

Urgent

☒

For your review

☐

Reply ASAP

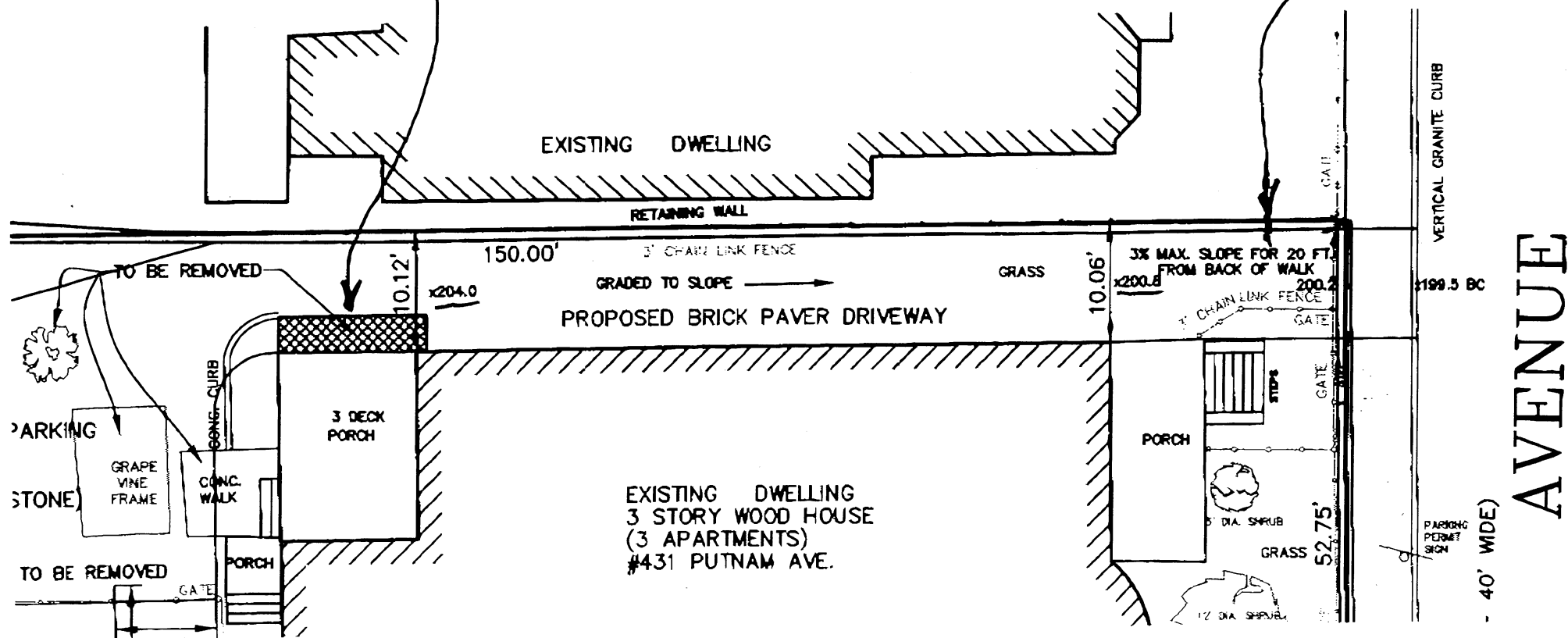
☐

Please comment

#431 Putnam Avenue
Driveway Revisions

NOTE:
① Added 3% slope from back of sidewalk to 20 feet into yard.

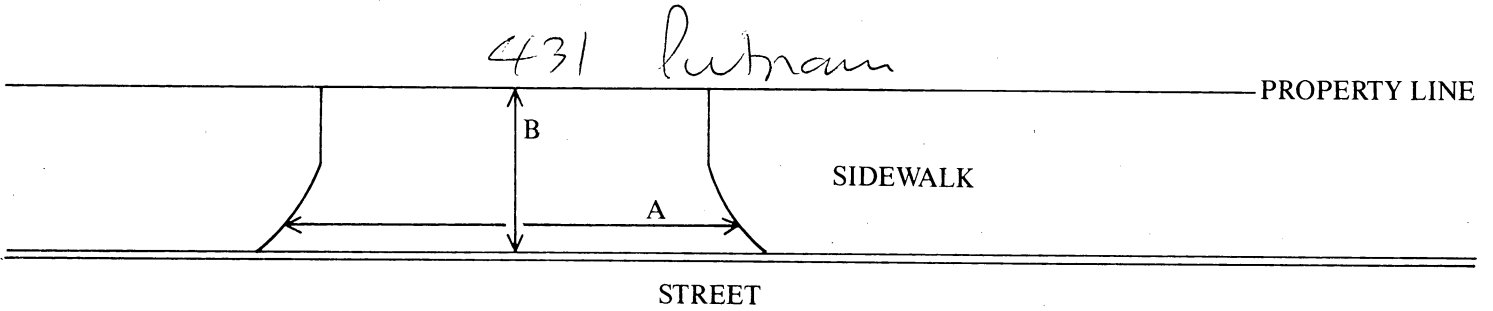
② Porch to rear of building will be reconstructed to open up driveway to 10'.



DRAWING 2:

SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE

CITY OF CAMBRIDGE



A = _____ FT. ÷ 3 = _____ YARDS

B = _____ FT. ÷ 3 = _____ YARDS

A × B = _____ SQUARE YARDS

COST ESTIMATE:

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

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: _____ Date: _____

Address: _____

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:

12/18/00

Title:

ZONING

OPEN SPACE OK

3 FULL SPACES
1 COMPACT

3 FAMILY

PART III: TRAFFIC AND PARKING DEPARTMENT



Application approved



Application denied

Reason:

Signature:

Date:

1-22-2001

Title:

TRAFFIC ENGINEER

PART IV: HISTORICAL COMMISSION



Application approved



Application denied

Reason:

Not a designated historic property

Signature:

Date:

1-24-01

Title:

Designated Property Administrator

PART V: PUBLIC WORKS DEPARTMENT



Application approved



Application denied

Reason:

Signature:

Date:

3/08/01

Title:

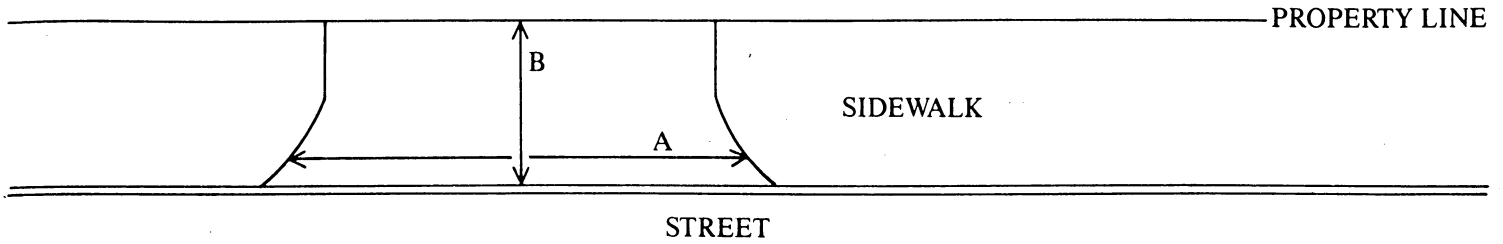
Control #6301

* The portion of porch in the rear of driveway as shown on plan has to be removed prior to actual removal of curb

Pr 2:17

SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE

CITY OF CAMBRIDGE



$$A = 10 \text{ FT.} \div 3 = 3.35 \text{ YARDS}$$

$$B = 6.3 \text{ FT.} \div 3 = 2.1 \text{ YARDS}$$

$$A \times B = 7.03 \text{ SQUARE YARDS}$$

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: 63 SQUARE FEET $\times$ 1 TON/40 SQUARE FEET $\times$ \$125/TON = \$ 197.50

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: 11-3-00
 Address: Putnam Ave LLC C/O Merchant Financial 209 W. Central St. Suite 218
Natick, MA 01760

Funds Received: \$ _____

Check Number: _____

MERCHANT FINANCIAL

INVESTMENT CORPORATION

September 28, 2000

Joseph A. Puntonio
426 Putnam Ave.
Cambridge, MA 02139

Dear Joseph,

Hello. I am glad to say that we recently purchased 431 Putnam Avenue. As I am sure you would agree, we think this is a lovely neighborhood.

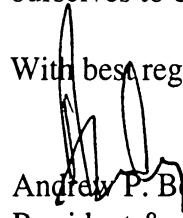
We plan to refurbish our house both inside and out, restoring it to its original beauty and condition, as well as put in a driveway as shown on the enclosed sketch and landscape around the house.

The City's procedure for new driveways provide that we let our neighbors know of our plans and include the form so you can make comments. Enclosed for your convenience is a self-addressed envelope to return the form.

The improvements, which require permits, are in conformance with existing zoning requirements and we will use experienced, licensed and insured contractors to perform the renovation work.

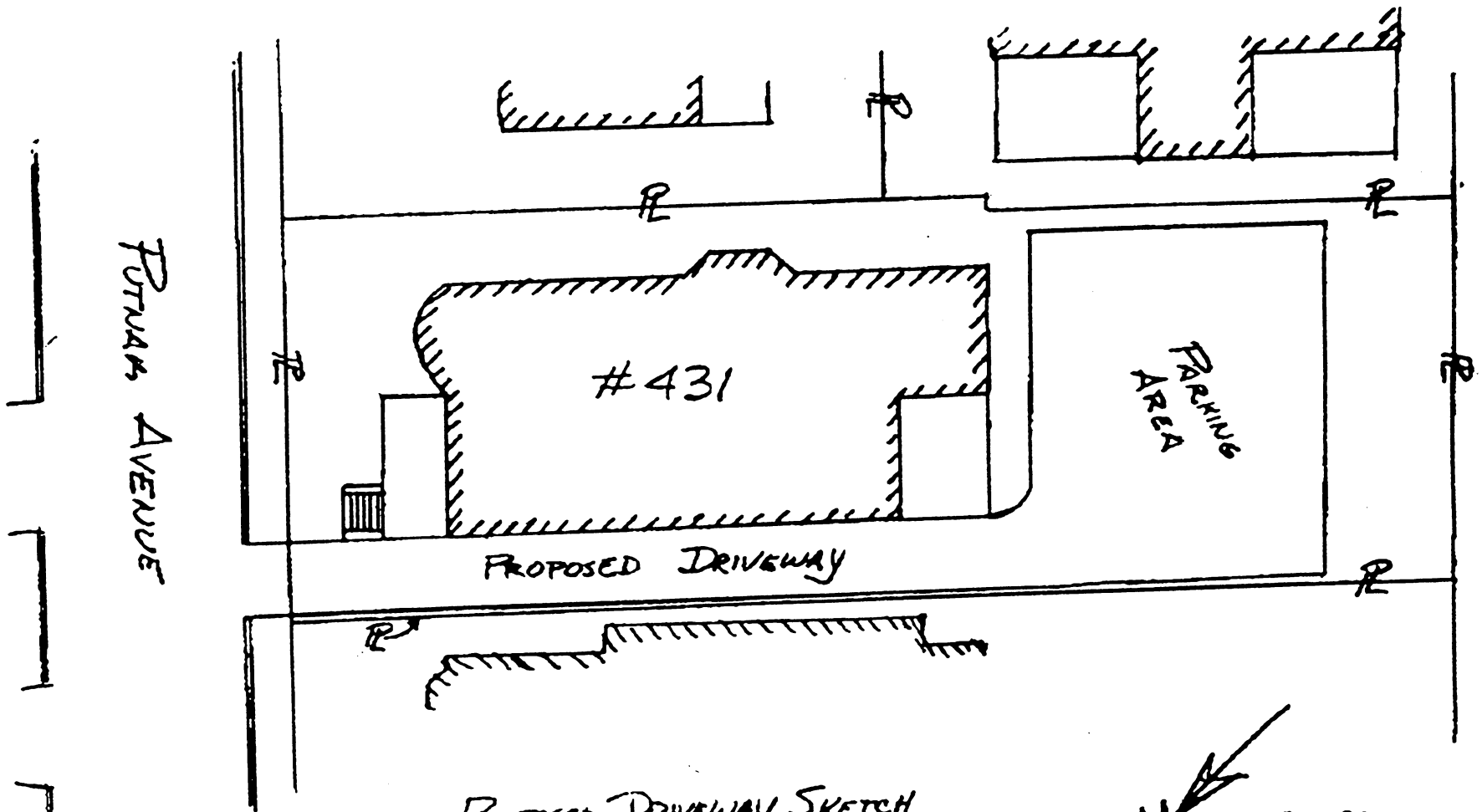
Please do not hesitate to contact me if you have questions or just so we can introduce ourselves to one another.

With best regards,



Andrew P. Bendetson
President &
Managing Member Putnam Avenue, LLC

Puntonio, Joseph (9-28-00)



POTOMAC AVENUE

#431

PROPOSED DRIVEWAY

PARKING
AREA

PROPOSED DRIVEWAY SKETCH
9-28-00



SCALE:
APPROX. 1" = 20'

See
new
plan

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 426 Putnam Ave. Cambridge, MA 02139,

☐ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 431 Putnam Ave. Cambridge, MA 02139

Signed: _____ Date: _____

Address: _____

MERCHANT FINANCIAL

INVESTMENT CORPORATION

September 28, 2000

Thomas A. Fisher
425 Putnam Ave.
Cambridge, MA 02139

Dear Mr. Fisher,

Hello. I am glad to say that we recently purchased 431 Putnam Avenue. As I am sure you would agree, we think this is a lovely neighborhood.

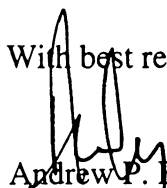
We plan to refurbish our house both inside and out, restoring it to its original beauty and condition, as well as put in a driveway as shown on the enclosed sketch and landscape around the house.

The City's procedure for new driveways provide that we let our neighbors know of our plans and include the form so you can make comments. Enclosed for your convenience is a self-addressed envelope to return the form.

The improvements, which require permits, are in conformance with existing zoning requirements and we will use experienced, licensed and insured contractors to perform the renovation work.

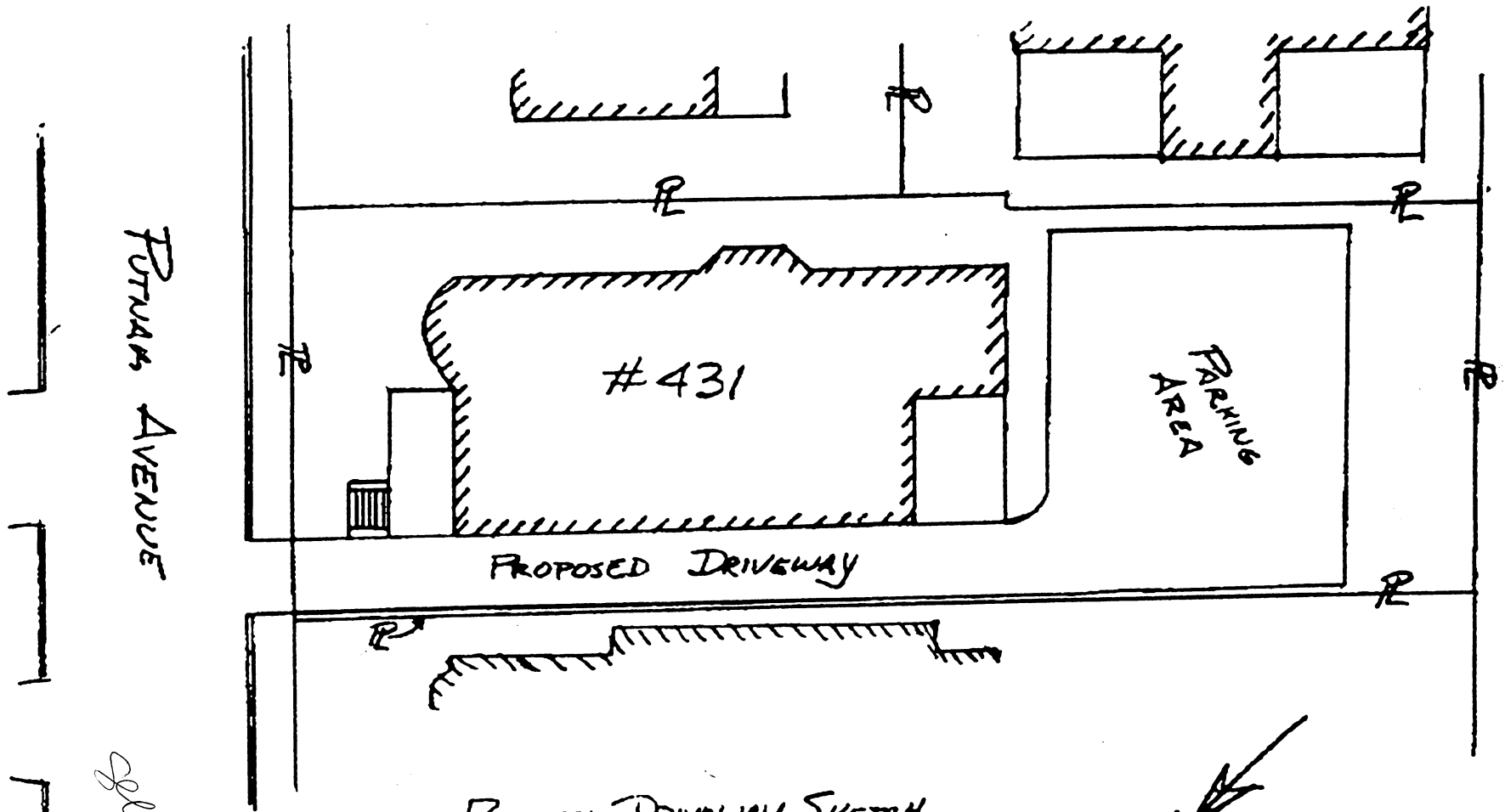
Please do not hesitate to contact me if you have questions or just so we can introduce ourselves to one another.

With best regards,



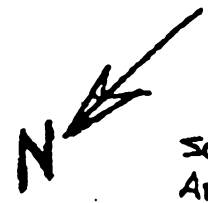
Andrew P. Bendetson
President &
Managing Member Putnam Avenue, LLC

Corwithneighbors,9-28-00



sketch
plan

PROPOSED DRIVEWAY SKETCH
9-28-00



SCALE:
APPROX. 1" = 20'

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTOR'S FORM

To Whom It May Concern:

As owner or agent of 423-425 Putnam Ave., Cambridge, MA 02139,

☐ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at 431 Putnam Ave. Cambridge, MA 02139

Signed: _____ Date: _____

Address: _____

MERCHANT FINANCIAL

INVESTMENT CORPORATION

September 28, 2000

Edrick Van Beuzekom
427 Putnam Ave.
Cambridge, MA 02139

Dear Mr. Van Beuzekom,

Hello. I am glad to say that we recently purchased 431 Putnam Avenue. As I am sure you would agree, we think this is a lovely neighborhood.

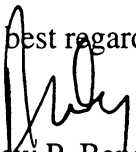
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The improvements, which require permits, are in conformance with existing zoning requirements and we will use experienced, licensed and insured contractors to perform the renovation work.

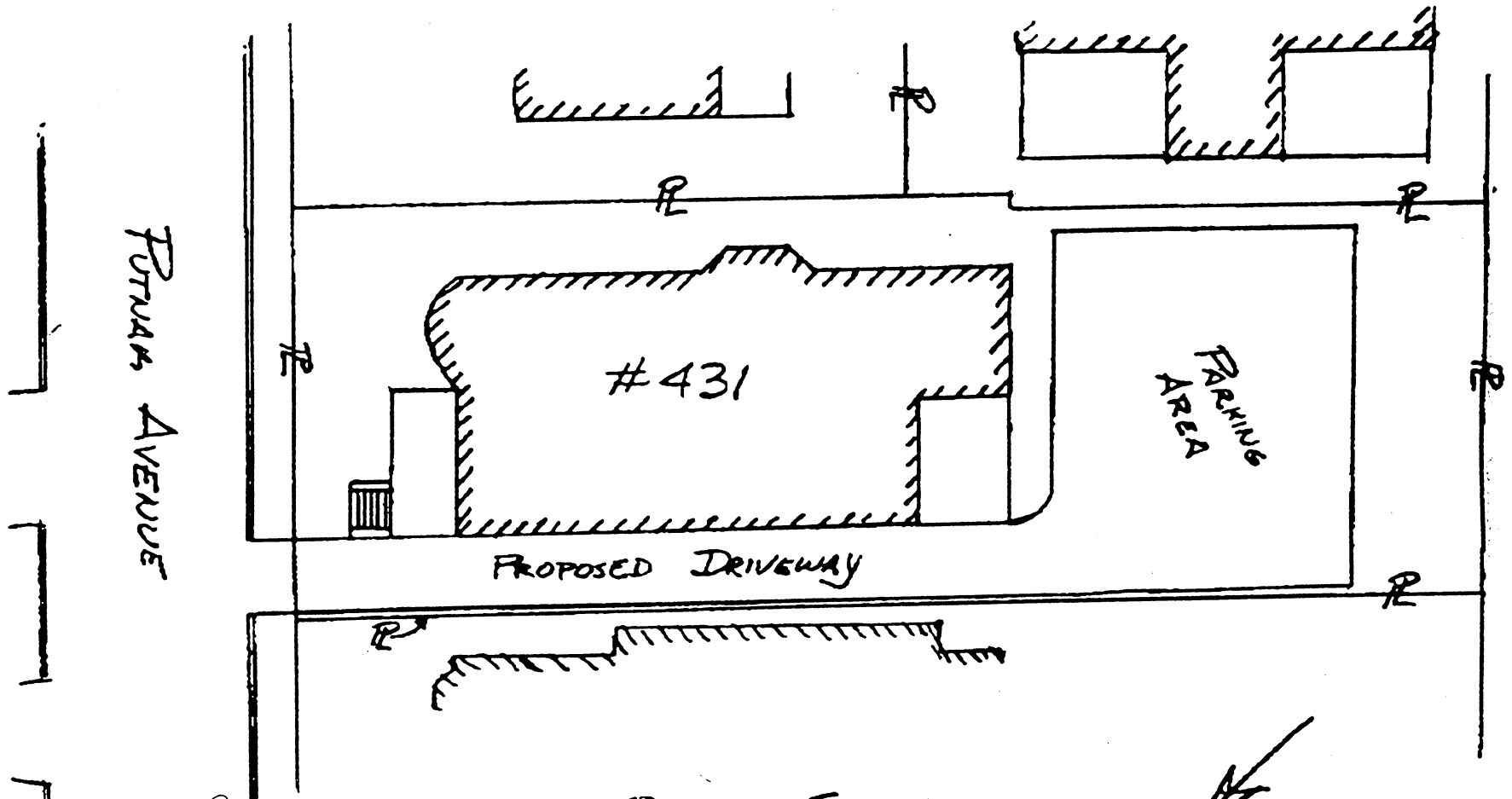
Please do not hesitate to contact me if you have questions or just so we can introduce ourselves to one another.

With best regards,



Andrew P. Bendetson
President &
Managing Member Putnam Avenue, LLC

Van Beuzekom, Edrick (9-28-00)



Sketch
Plan

PROPOSED DRIVEWAY SKETCH
9-28-00



SCALE:
APPROX. 1" = 20'

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 427 - 429 Putnam Ave. Cambridge, MA 02139,

☐ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at 431 Putnam Ave. Cambridge, MA 02139

Signed: _____ Date: _____

Address: _____

MERCHANT FINANCIAL

INVESTMENT CORPORATION

September 28, 2000

John A. & Mary H. Shetterly
127 Magazine St.
Cambridge, MA 02139

Dear John & Mary,

Hello. I am glad to say that we recently purchased 431 Putnam Avenue. As I am sure you would agree, we think this is a lovely neighborhood.

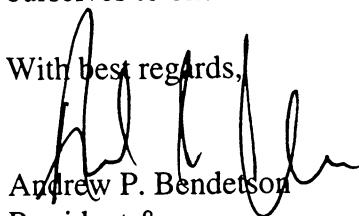
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The City's procedure for new driveways provide that we let our neighbors know of our plans and include the form so you can make comments. Enclosed for your convenience is a self-addressed envelope to return the form.

The improvements, which require permits, are in conformance with existing zoning requirements and we will use experienced, licensed and insured contractors to perform the renovation work.

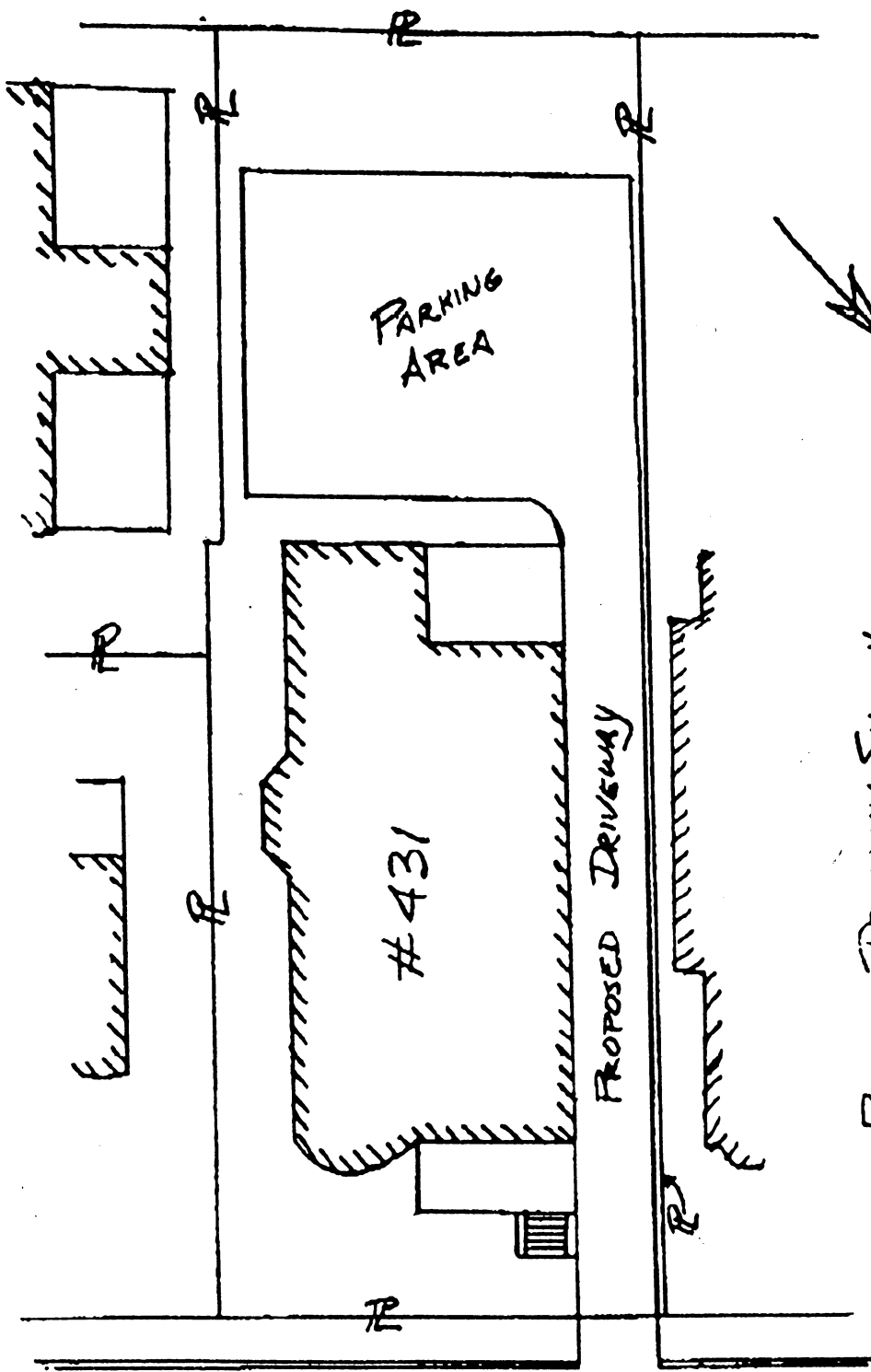
Please do not hesitate to contact me if you have questions or just so we can introduce ourselves to one another.

With best regards,



Andrew P. Benderson
President &
Managing Member Putnam Avenue, LLC

Shetterly, John & Mary (9-28-00)



PARKING
AREA

#431

PROPOSED DRIVEWAY

PUTNAM AVENUE

SCALE:
APPROX. 1" = 20'



PROPOSED DRIVEWAY SKETCH
9-28-00

see new
plan



CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 127 Magazine St. Cambridge, MA 02139,

☐ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 431 Putnam Ave. Cambridge, MA 02139

Signed: _____ Date: _____

Address: _____

MERCHANT FINANCIAL

INVESTMENT CORPORATION

September 28, 2000

Pasquale & Rose Spera
Trustees of Spera Trust & David Annecchiarico
1 Florence Street
Cambridge, MA 02139-4601

Dear Pasquale & Rose,

Hello. I am glad to say that we recently purchased 431 Putnam Avenue. As I am sure you would agree, we think this is a lovely neighborhood.

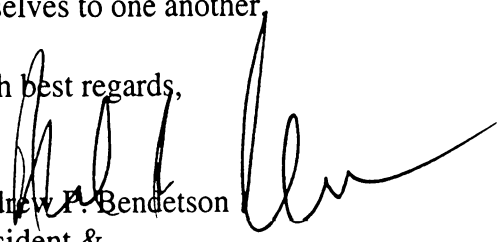
We plan to refurbish our house both inside and out, restoring it to its original beauty and condition, as well as put in a driveway as shown on the enclosed sketch and landscape around the house.

The City's procedure for new driveways provide that we let our neighbors know of our plans and include the form so you can make comments. Enclosed for your convenience is a self-addressed envelope to return the form.

The improvements, which require permits, are in conformance with existing zoning requirements and we will use experienced, licensed and insured contractors to perform the renovation work.

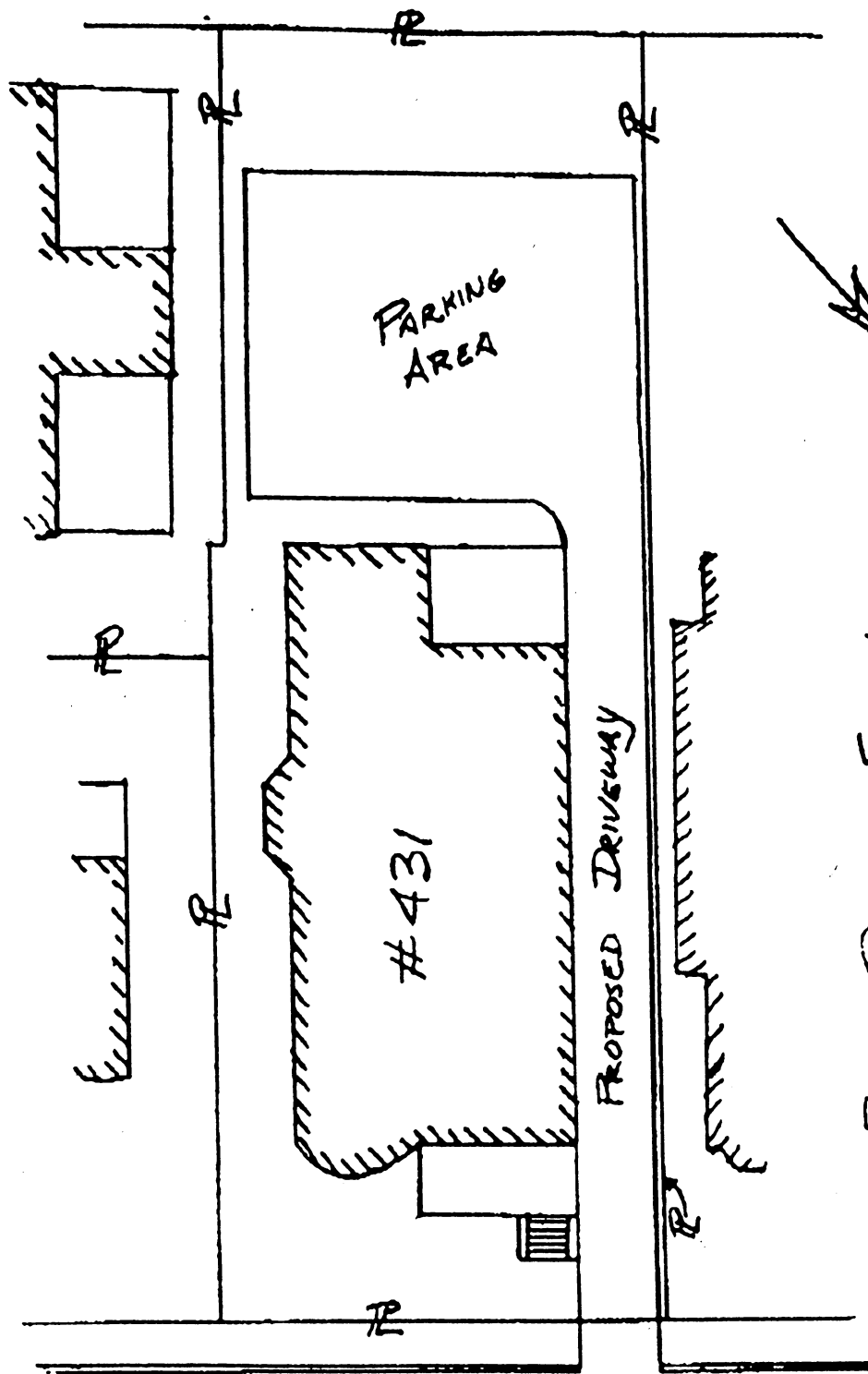
Please do not hesitate to contact me if you have questions or just so we can introduce ourselves to one another.

With best regards,



Andrew P. Bendetson
President &
Managing Member Putnam Avenue, LLC

Spera, Pasquale & Rose (9-28-00)



SCALE:
APPROX. 1" = 20'

PROPOSED DRIVEWAY SKETCH
9-28-00

PUTNAM AVENUE

See
new plans

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 128 Magazine St. Cambridge, MA 02139,

☐ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 431 Putnam Ave. Cambridge, MA 02139

Signed: _____ Date: _____

Address: _____

MERCHANT FINANCIAL

INVESTMENT CORPORATION

September 28, 2000

Greg & Carolann Augustine
131 Magazine St.
Unit #4
Cambridge, MA 02139

Dear Greg & Carolann,

Hello. I am glad to say that we recently purchased 431 Putnam Avenue. As I am sure you would agree, we think this is a lovely neighborhood.

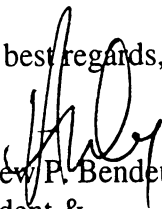
We plan to refurbish our house both inside and out, restoring it to its original beauty and condition, as well as put in a driveway as shown on the enclosed sketch and landscape around the house.

The City's procedure for new driveways provide that we let our neighbors know of our plans and include the form so you can make comments. Enclosed for your convenience is a self-addressed envelope to return the form.

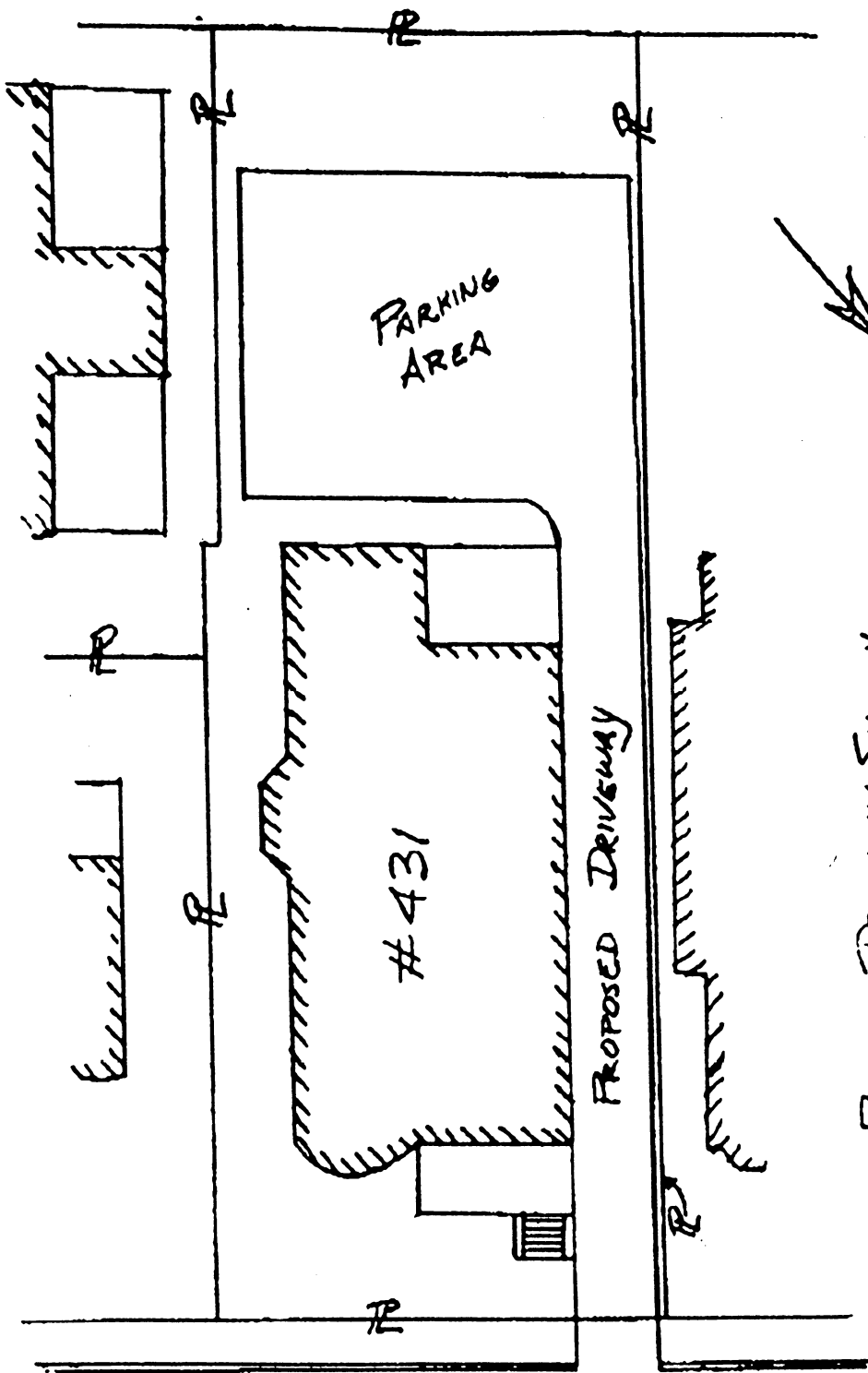
The improvements, which require permits, are in conformance with existing zoning requirements and we will use experienced, licensed and insured contractors to perform the renovation work.

Please do not hesitate to contact me if you have questions or just so we can introduce ourselves to one another.

With best regards,


Andrew P. Bendetson
President &
Managing Member Putnam Avenue, LLC

Augustine, Greg & Carolann (9-28-00)



SCALE:
APPROX. 1" = 20'



PROPOSED DRIVEWAY SKETCH
9-28-00

PUTNAM AVENUE

See map
[Signature]



CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 131 Magazine St. Unit #4 Cambridge, MA 02139,

☐ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at 431 Putnam Ave. Cambridge, MA 02139

Signed: _____ Date: _____

Address: _____

MERCHANT FINANCIAL

INVESTMENT CORPORATION

September 28, 2000

Mary Dean Taylor & Lee Phenner
131 Magazine St.
Unit #3
Cambridge, MA 02139

Dear Mary & Lee,

Hello. I am glad to say that we recently purchased 431 Putnam Avenue. As I am sure you would agree, we think this is a lovely neighborhood.

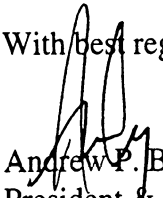
We plan to refurbish our house both inside and out, restoring it to its original beauty and condition, as well as put in a driveway as shown on the enclosed sketch and landscape around the house.

The City's procedure for new driveways provide that we let our neighbors know of our plans and include the form so you can make comments. Enclosed for your convenience is a self-addressed envelope to return the form.

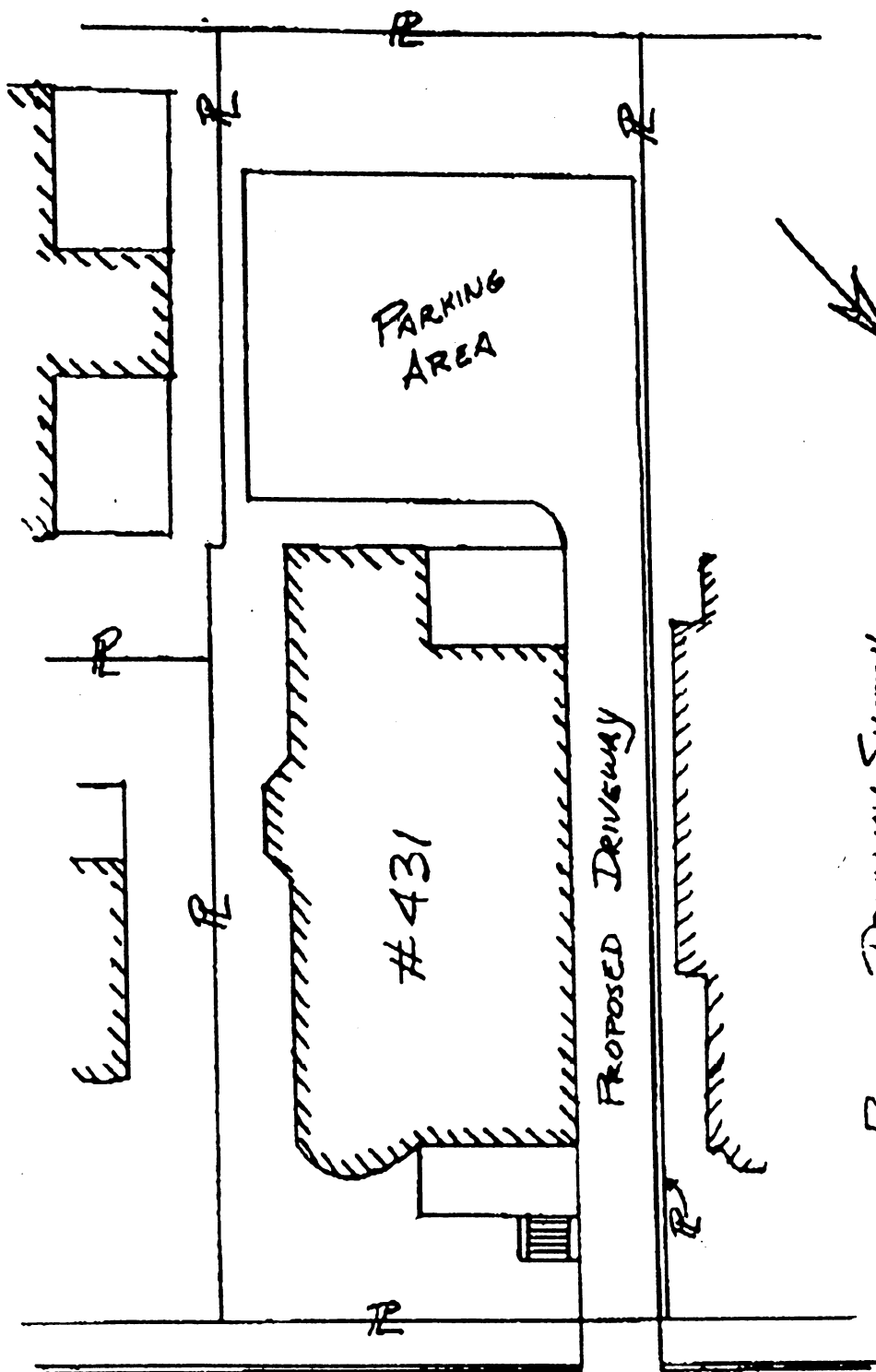
The improvements, which require permits, are in conformance with existing zoning requirements and we will use experienced, licensed and insured contractors to perform the renovation work.

Please do not hesitate to contact me if you have questions or just so we can introduce ourselves to one another.

With best regards,


Andrew P. Bendetson
President &
Managing Member Putnam Avenue, LLC

Taylor, Mary & Phenner, Lee (9-28-00)



SCALE:
APPROX. 1" = 20'



PROPOSED DRIVEWAY SKETCH
9-28-00

PUTNAM AVENUE

*Lee
P. Lee*

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 131 Magazine St. Unit #3 Cambridge, MA 02139,

☐ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 431 Putnam Ave. Cambridge, MA 02139

Signed: _____ Date: _____

Address: _____

MERCHANT FINANCIAL

INVESTMENT CORPORATION

September 28, 2000

David L. Rose & Sharon C. Broder
131 Magazine Street
Unit #5
Cambridge, MA 02139

Dear David & Sharon,

Hello. I am glad to say that we recently purchased 431 Putnam Avenue. As I am sure you would agree, we think this is a lovely neighborhood.

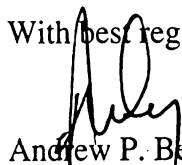
We plan to refurbish our house both inside and out, restoring it to its original beauty and condition, as well as put in a driveway as shown on the enclosed sketch and landscape around the house.

The City's procedure for new driveways provide that we let our neighbors know of our plans and include the form so you can make comments. Enclosed for your convenience is a self-addressed envelope to return the form.

The improvements, which require permits, are in conformance with existing zoning requirements and we will use experienced, licensed and insured contractors to perform the renovation work.

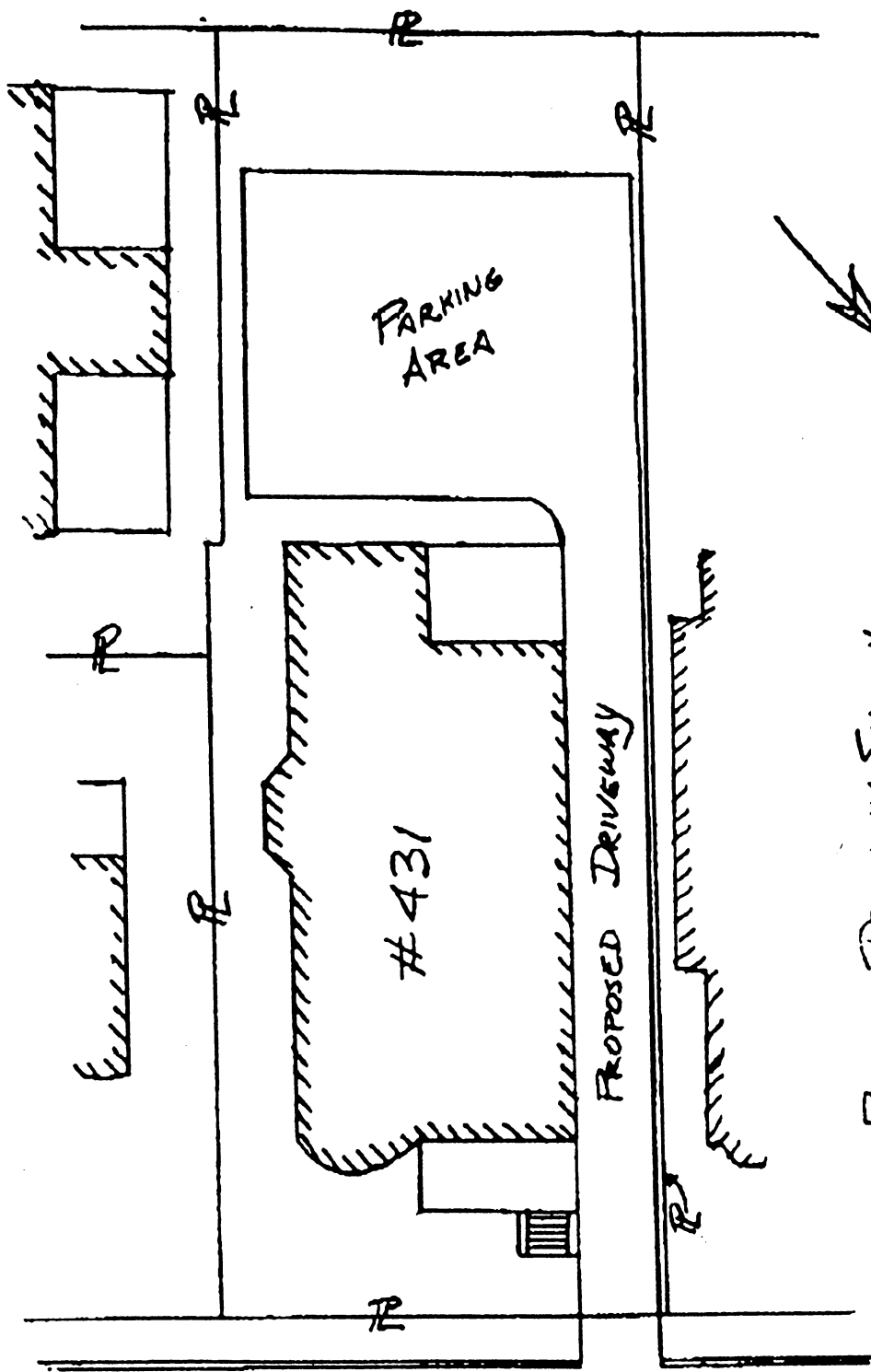
Please do not hesitate to contact me if you have questions or just so we can introduce ourselves to one another.

With best regards,



Andrew P. Bendetson
President &
Managing Member Putnam Avenue, LLC

Rose, David & Broder, Sharon (9-28-00)



SCALE:
APPROX. 1" = 20'

PROPOSED DRIVEWAY SKETCH
9-28-00

See new
plan

PUTNAM AVENUE



CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTOR'S FORM

To Whom It May Concern:

As owner or agent of 131 Magazine St. Unit #5 Cambridge, MA 02139,

☐ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 431 Putnam Ave. Cambridge, MA 02139

Signed: _____ Date: _____

Address: _____

MERCHANT FINANCIAL

I N V E S T M E N T C O R P O R A T I O N

September 28, 2000

Magazine Street, LLC
c/o M Preston & Olivia D. Fiske
131 Magazine Street
Unit #2
Cambridge, MA 02139

Dear Preston & Olivia,

Hello. I am glad to say that we recently purchased 431 Putnam Avenue. As I am sure you would agree, we think this is a lovely neighborhood.

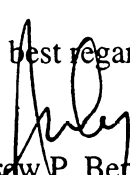
We plan to refurbish our house both inside and out, restoring it to its original beauty and condition, as well as put in a driveway as shown on the enclosed sketch and landscape around the house.

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The improvements, which require permits, are in conformance with existing zoning requirements and we will use experienced, licensed and insured contractors to perform the renovation work.

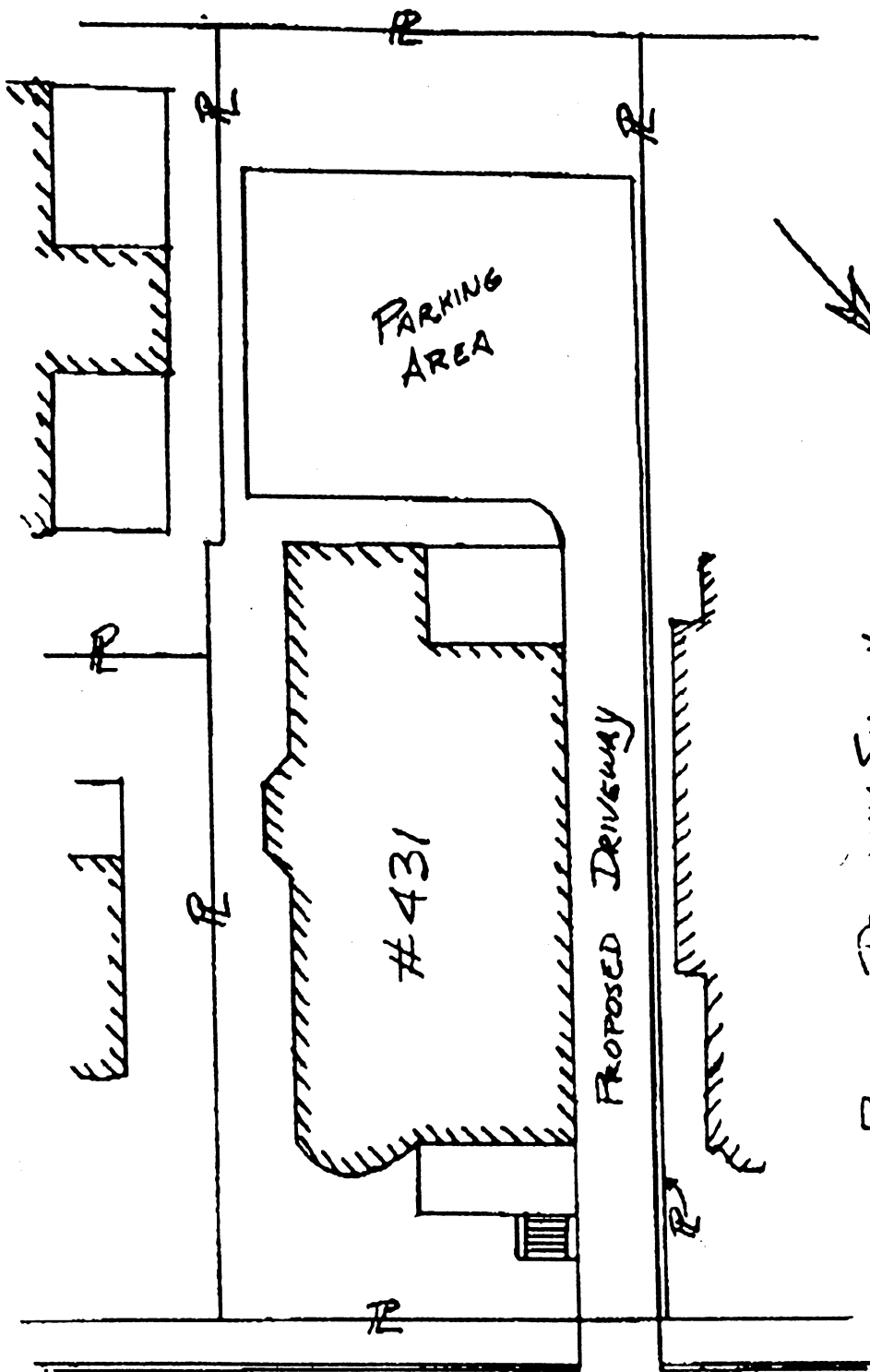
Please do not hesitate to contact me if you have questions or just so we can introduce ourselves to one another.

With best regards,



Andrew P. Bendetson
President &
Managing Member Putnam Avenue, LLC

Magazine Street, LLC (9-28-00)



SCALE:
APPROX. 1" = 20'



PROPOSED DRIVEWAY SKETCH
9-28-00

PUTNAM AVENUE

See
Plan
Draw

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 211 Chestnut St. Cambridge, MA 02139,

☐ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 431 Putnam Ave. Cambridge, MA 02139

Signed: _____ Date: _____

Address: _____

MERCHANT FINANCIAL

INVESTMENT CORPORATION

September 28, 2000

Dorothy Matthews
Trustee of DMM Realty Trust
215 Chestnut St.
Cambridge, MA 02139

Dear Dorothy,

Hello. I am glad to say that we recently purchased 431 Putnam Avenue. As I am sure you would agree, we think this is a lovely neighborhood.

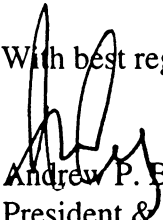
We plan to refurbish our house both inside and out, restoring it to its original beauty and condition, as well as put in a driveway as shown on the enclosed sketch and landscape around the house.

The City's procedure for new driveways provide that we let our neighbors know of our plans and include the form so you can make comments. Enclosed for your convenience is a self-addressed envelope to return the form.

The improvements, which require permits, are in conformance with existing zoning requirements and we will use experienced, licensed and insured contractors to perform the renovation work.

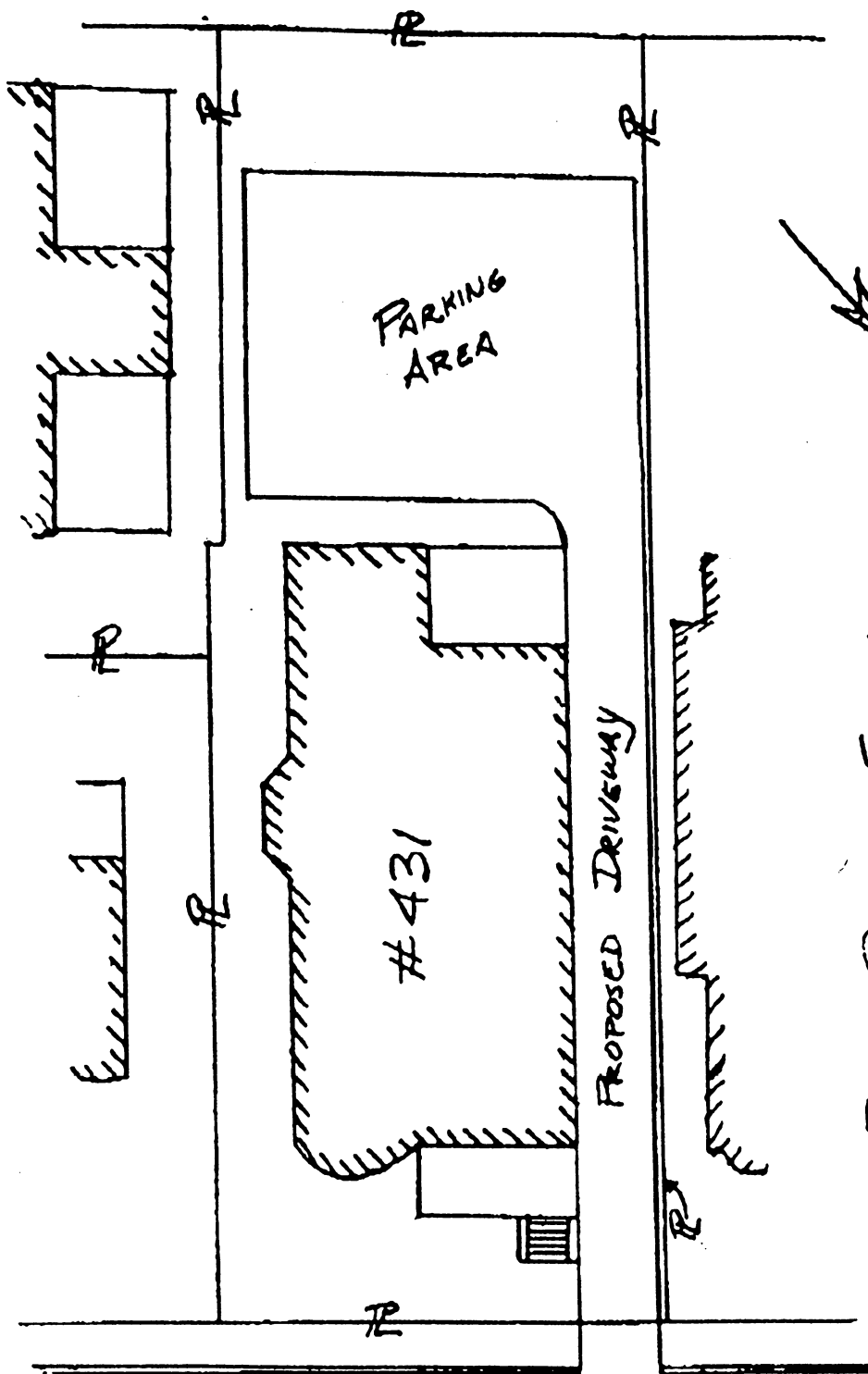
Please do not hesitate to contact me if you have questions or just so we can introduce ourselves to one another.

With best regards,



Andrew P. Bendetson
President &
Managing Member Putnam Avenue, LLC

Matthews, Dorothy (9-28-00)



POTNAM AVENUE

SCALE:
APPROX. 1" = 20'
N

PROPOSED DRIVEWAY SKETCH
9-28-00

See new
Plan

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTOR'S FORM

To Whom It May Concern:

As owner or agent of 215 Chestnut St. Cambridge, MA 02139,

☐ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 431 Putnam Ave. Cambridge, MA 02139

Signed: _____ Date: _____

Address: _____

Usman and Kathleen Ismail
131 Magazine Street
Cambridge, MA 02139

October 18, 2000

Dear Andy,

Usman and I are very pleased that you purchased the building next door. You did a fabulous job with our building and this project will restore a historical building as well as improve the look of the neighborhood.

I assume that you have heard from many of the neighbors and I assume that we can resolve matters in a friendly, appropriate way so that it is a win win situation for all of us.

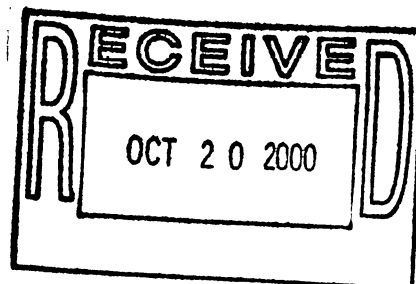
Usman and I are concerned about several issues. We love the trees in the back yard and hope that there is a way to preserve them in this project. Secondly, along our fence, it would be very neighborly to plant a small "strip" garden with trees so that the porches on the first floor of our building could have some privacy and protection from overlooking a parking lot. This could be 4-6 feet wide and run the length of the abutting properties. I would bet you could plant 2-3 trees (maple), which would grow tall and offer protection. Smaller bushes and plants could be planted in between.

Having parking in the back may prevent some congestion with on the street parking but I leave that conversation to others more informed. I do hate the thought of "paving paradise and putting up a parking lot". Lawn and a back yard may be very attractive to purchasers. All of us bought our units knowing we only had street parking and we are surviving very nicely.

I hope we can work together to resolve the neighborhood issues while supporting your project. Usman and I would be happy to host a neighborhood meeting should you choose to have one. Just let us know.

All the best,

Kathleen Ismail

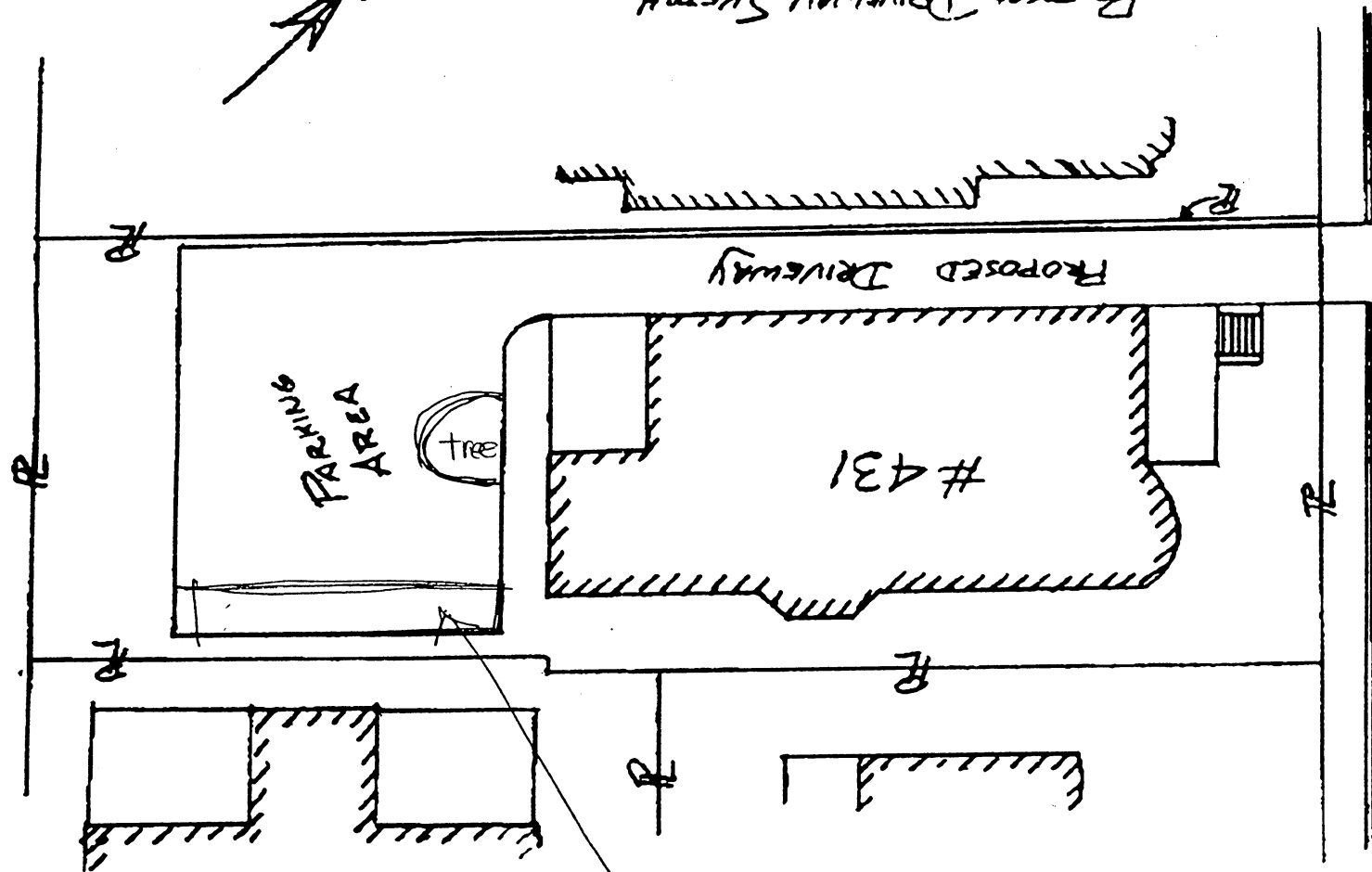
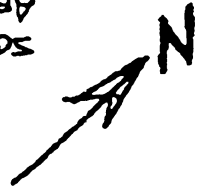


John
Drew
Co

POTNAM AVENUE

PROPOSED DRIVEWAY SKETCH
9-28-00

SCALE:
Approx. 1" = 20'



flower bed
referred to
in letter

K. Ismail

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTOR'S FORM

To Whom It May Concern:

As owner or agent of 131 Magazine St. Unit #2 Cambridge, MA 02139,

☐ approval

Cambridge, Massachusetts, I do hereby declare ☒ disapproval

of the installment of:

Off-Street Parking Facility located at 431 Putnam Ave. Cambridge, MA 02139

Signed: Oliver D. Fiske Date: 18 October 2000

Address: 131 Magazine St, #2, Cambridge 02139

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 131 Magazine St. Unit #4 Cambridge, MA 02139,

☐

approval

Cambridge, Massachusetts, I do hereby declare

☒

disapproval

of the installment of:

Off-Street Parking Facility located at 431 Putnam Ave. Cambridge, MA 02139

Signed: Gregory J. August Date: 10/13/00

Address: 131 Magazine St #4

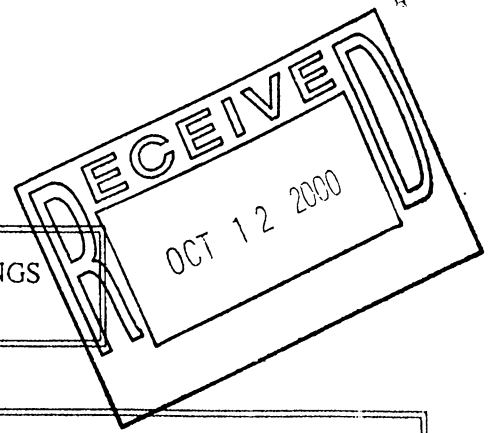
Cambridge, MA 02139

Reasons for Disapproval:

- 1) Loss of tree; this area of Cambridge is known for its yards and trees (more trees than other areas of the city).
- 2) Cutting of side walk; Loss of street parking. Many houses/apartments/condos do not have driveways, which necessitates parking on street.
- 3) Aesthetics - Right now, we look out at trees and yard from our deck. We would prefer not to have to look at a parking lot/cars. This could also result in a lowering of our property value.
- 4) Noise - Additional noise from cars parking behind our home.

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM



To Whom It May Concern:

As owner or agent of 427 - 429 Putnam Ave. Cambridge, MA 02139,

☐ approval

Cambridge, Massachusetts, I do hereby declare

☒ disapproval

of the installment of:

Off-Street Parking Facility located at 431 Putnam Ave. Cambridge, MA 02139

Signed: Hilja Wirt / Mark T. Schultz Date: 10.10.00

Address: 429 Putnam Avenue / Cambridge, MA 02139

We believe that a driveway and parking lot at
431 Putnam will:

- greatly reduce the green space available to all neighbors living in the Putnam / Magazine area.
- create unwelcome traffic noise and pollution right by the bedroom windows of 429 Putnam.
- create a hazard for our children, who play along the fence where the driveway is being proposed.
- take away 2 ^{street} parking spaces needed by Putnam Ave. residents.

Mark and I believe that the green area behind 431 Putnam is what differentiates that home from most homes in Cambridge, and this unique feature should be preserved for the good of the home's new owners and the good of the surrounding community.

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTOR'S FORM

To Whom It May Concern:

As owner or agent of 427 - 429 Putnam Ave. Cambridge, MA 02139,

☐ approval

Cambridge, Massachusetts, I do hereby declare ☒ disapproval

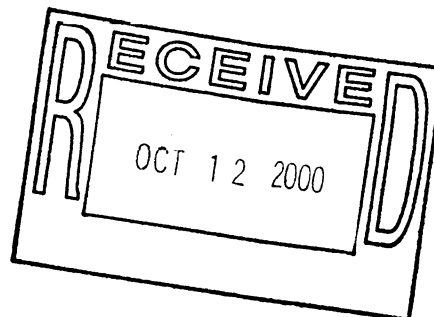
of the installment of:

Off-Street Parking Facility located at 431 Putnam Ave. Cambridge, MA 02139

Signed: Edwin van Buren Date: 10/5/00

Address: 427 Putnam Ave.

We strongly oppose this action. A driveway in this location is offensive to us. It will create a hazardous condition for the owners of #429. We do not feel ~~it will~~ there is adequate space for a driveway, and the parking area requires the removal of a large oak tree which is a significant landmark in our block. It would be a shame to lose valuable green space which is a visual amenity to the neighborhood.



CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTOR'S FORM

To Whom It May Concern:

As owner or agent of 129 Magazine St. Cambridge, MA 02139,

☐ approval

Cambridge, Massachusetts, I do hereby declare ☒ disapproval

of the installment of:

Off-Street Parking Facility located at 431 Putnam Ave. Cambridge, MA 02139

Signed: *David P. Macchiaiello* Date: *10-8-2000*

Address: *49 Phillips Circle Mattam*

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 423-425 Putnam Ave., Cambridge, MA 02139,

☐ approval

Cambridge, Massachusetts, I do hereby declare ☒ disapproval

of the installment of:

Off-Street Parking Facility located at 431 Putnam Ave. Cambridge, MA 02139

Signed: Thomas Fisher Date: October 7, 2000

Address: 425 Putnam Ave., Cambridge, MA 02139

The lot at 431 Putnam Ave. is supported by a retaining wall because it is 2-4 feet above the level of the ground at 423-429 Putnam. The proposed driveway would be narrow, with perhaps 9 feet of clearance between 431 Putnam and its retaining wall. The driveway would pass about three feet from the units at 427-429 Putnam, increasing noise levels and raising safety concerns as well for the occupants.

There is a large oak tree at the rear of 431 Putnam that is about six feet from the property line; this would almost certainly have to be removed to permit construction of the proposed driveway/parking area. The removal of this tree would be a great loss to the residents whose properties face the area and would decrease the privacy of the residents at 423-429 Putnam.

There is very little green space in Cambridgeport, and the creation of a parking area behind 431 Putnam Ave. would further reduce the green space, as well as detracting from the appearance and value of the adjacent properties.

Street parking on Putnam Ave. is limited to the odd-numbered side of the street; the installation of a curb cut would further reduce the number of parking spaces.

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 427 - 429 Putnam Ave. Cambridge, MA 02139,

☐ approval

Cambridge, Massachusetts, I do hereby declare ☒ disapproval

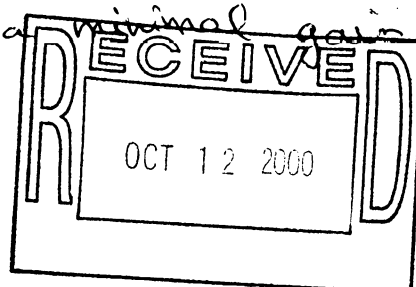
of the installment of:

Off-Street Parking Facility located at 431 Putnam Ave. Cambridge, MA 02139

Signed: [Signature] Agnes ALBEROLA Date: 10/10/00

Address: 427 Putnam Ave.

I strongly oppose the driveway cuts. It will significantly reduce the quality of living for our family. Putnam Ave. is already an extremely busy street with cars and trucks. Our green backyard surrounded by other green backyards provide a much needed respite from traffic. The removal of the oak tree, the driveway and parking spaces would dramatically change that. There is ample parking on Putnam Ave. Nobody on our side of Putnam Ave has a driveway and it has never been a problem. Cutting the curb will create a dangerous situation and reduce parking space off the street for a minimal gain in the back of # 431.



CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 131 Magazine St. Unit #5 Cambridge, MA 02139,

☐ approval

Cambridge, Massachusetts, I do hereby declare

☒ disapproval

of the installment of:

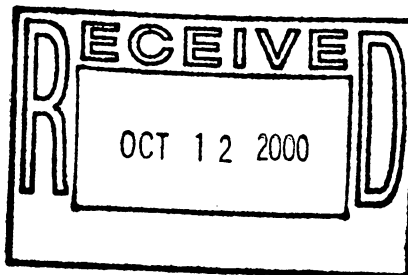
Off-Street Parking Facility located at 431 Putnam Ave. Cambridge, MA 02139

if it means cutting down the trees that we can see behind the bldg

Signed: [Signature]

Date: 10/10

Address: above



CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 426 Putnam Ave. Cambridge, MA 02139,

☒ approval

Cambridge, Massachusetts, I do hereby declare

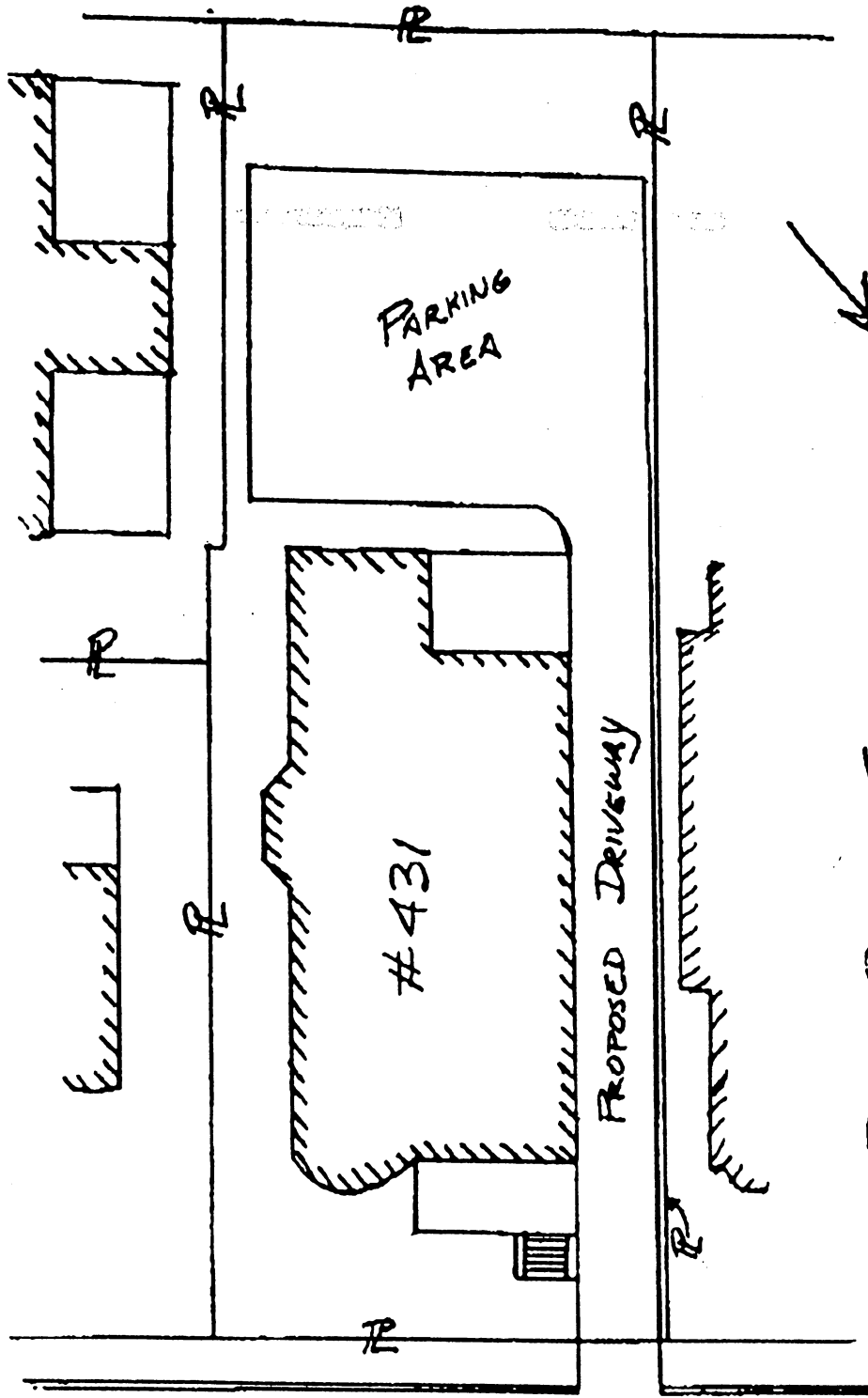
☐ disapproval

of the installment of:

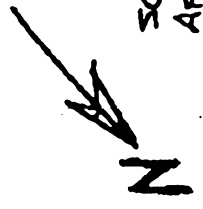
Off-Street Parking Facility located at 431 Putnam Ave. Cambridge, MA 02139

Signed: Joseph Morgan Pantano Date: 10-5-00

Address: 426 Putnam Ave. Cambridge



SCALE:
APPROX. 1" = 20'



PROPOSED DRIVEWAY SKETCH
9-28-00

PUTNAM AVENUE

See plan



CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTOR'S FORM

To Whom It May Concern:

As owner or agent of 131 Magazine St. Unit #2 Cambridge, MA 02139,

☐ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at 431 Putnam Ave. Cambridge, MA 02139

Signed: _____ Date: _____

Address: _____

MERCHANT FINANCIAL

INVESTMENT CORPORATION

September 28, 2000

Usman & Kathleen Ismail
131 Magazine Street
Unit #6
Cambridge, MA 02139

Dear Usman & Kathleen,

Hello. I am glad to say that we recently purchased 431 Putnam Avenue. As I am sure you would agree, we think this is a lovely neighborhood.

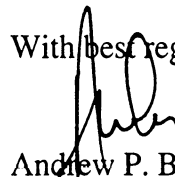
We plan to refurbish our house both inside and out, restoring it to its original beauty and condition, as well as put in a driveway as shown on the enclosed sketch and landscape around the house.

The City's procedure for new driveways provide that we let our neighbors know of our plans and include the form so you can make comments. Enclosed for your convenience is a self-addressed envelope to return the form.

The improvements, which require permits, are in conformance with existing zoning requirements and we will use experienced, licensed and insured contractors to perform the renovation work.

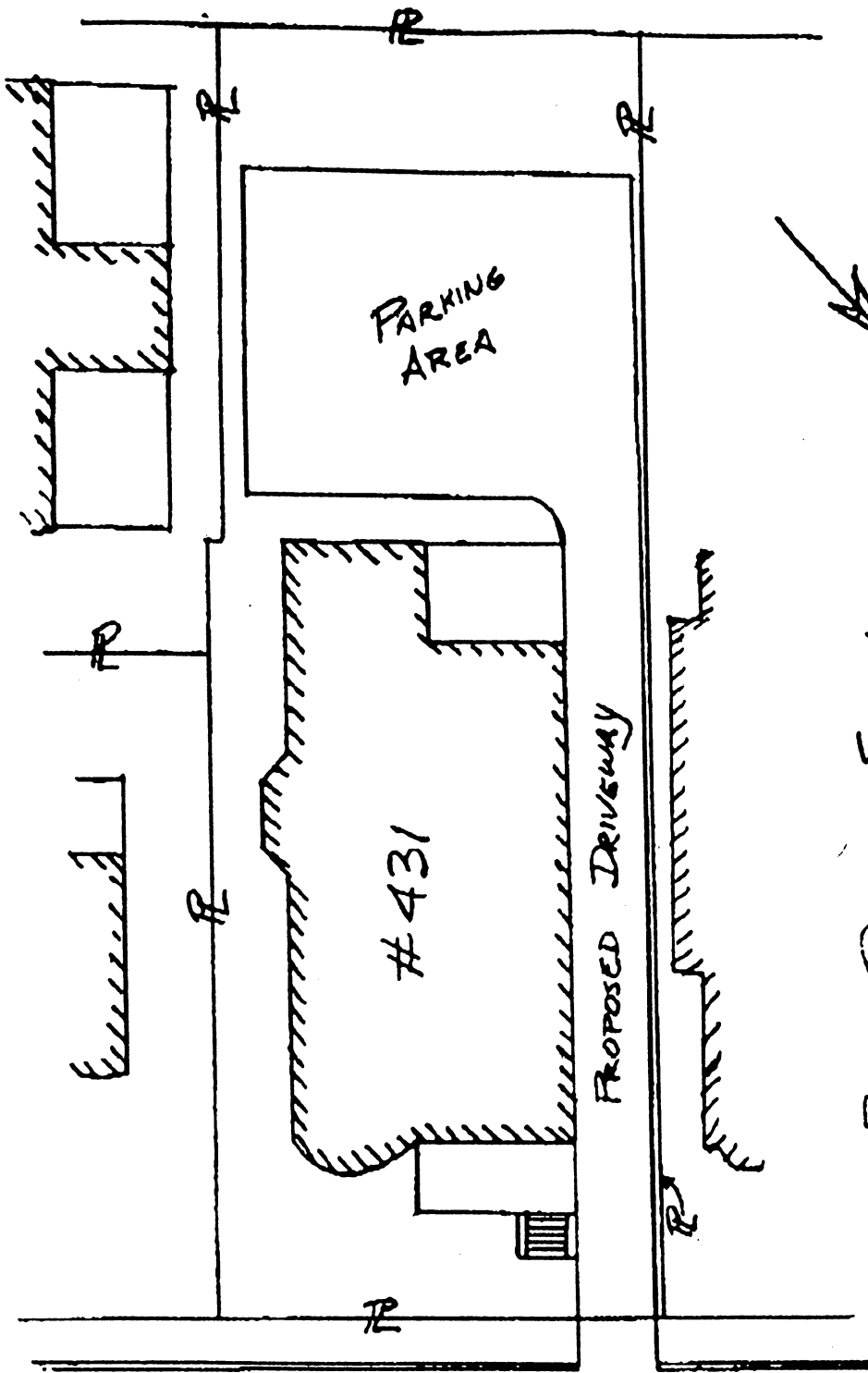
Please do not hesitate to contact me if you have questions or just so we can introduce ourselves to one another.

With best regards,



Andrew P. Bendetson
President &
Managing Member Putnam Avenue, LLC

Ismail, Usman & Kathleen (9-28-00)



POTNAM AVENUE

SCALE:
APPROX. 1" = 20'



PROPOSED DRIVEWAY SKETCH
9-28-00

see new
Plan

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 131 Magazine St. Unit #6 Cambridge, MA 02139,

☐ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at 431 Putnam Ave. Cambridge, MA 02139

Signed: _____ Date: _____

Address: _____

MERCHANT FINANCIAL

INVESTMENT CORPORATION

September 28, 2000

Douglas Russell & Barry Russell
131 Magazine Street
Unit #1
Cambridge, MA 02139

Dear Douglas & Barry,

Hello. I am glad to say that we recently purchased 431 Putnam Avenue. As I am sure you would agree, we think this is a lovely neighborhood.

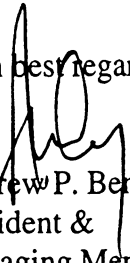
We plan to refurbish our house both inside and out, restoring it to its original beauty and condition, as well as put in a driveway as shown on the enclosed sketch and landscape around the house.

The City's procedure for new driveways provide that we let our neighbors know of our plans and include the form so you can make comments. Enclosed for your convenience is a self-addressed envelope to return the form.

The improvements, which require permits, are in conformance with existing zoning requirements and we will use experienced, licensed and insured contractors to perform the renovation work.

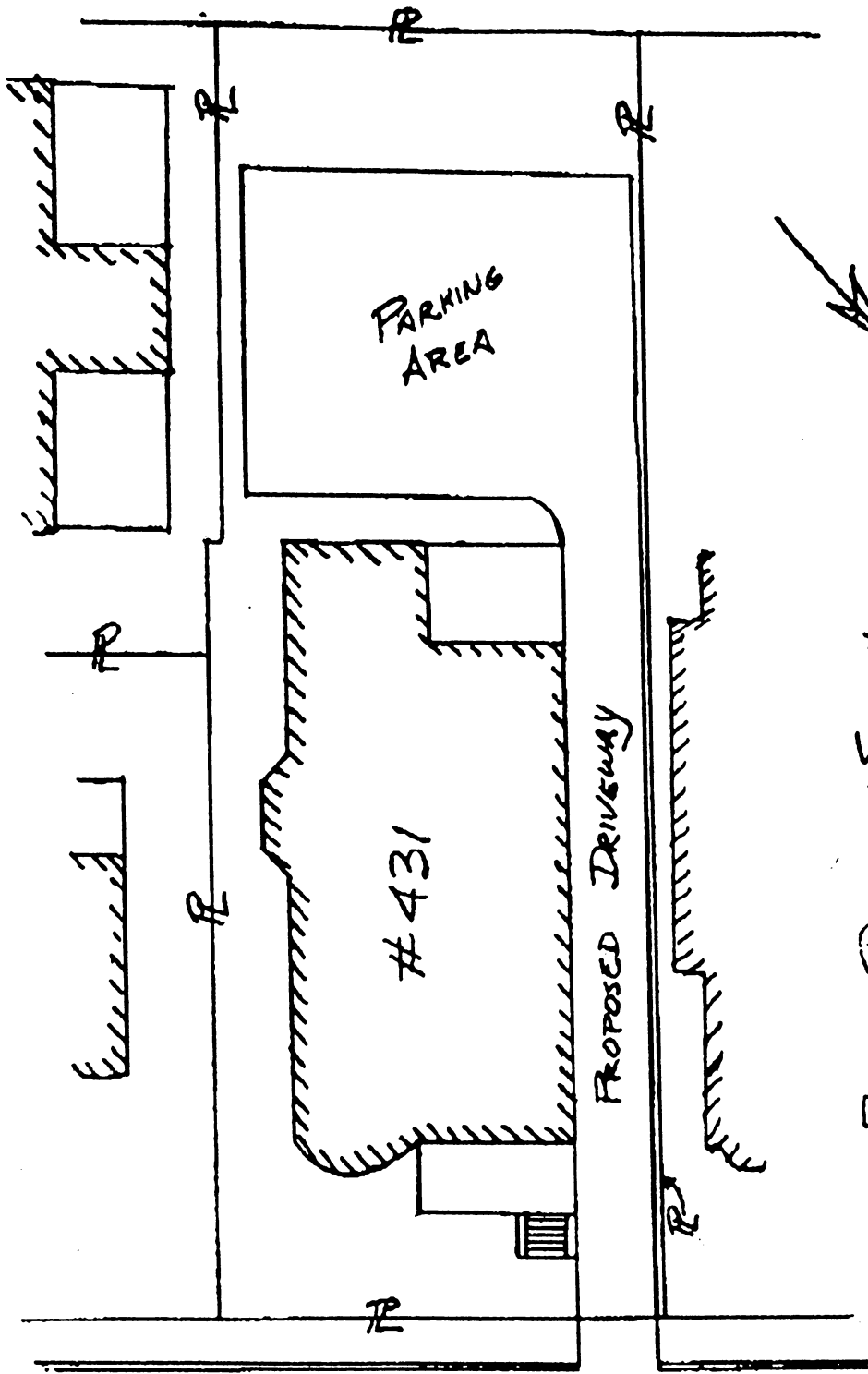
Please do not hesitate to contact me if you have questions or just so we can introduce ourselves to one another.

With best regards,



Andrew P. Bendetson
President &
Managing Member Putnam Avenue, LLC

Russell, Douglas & Barry (9-28-00)



SCALE:
APPROX. 1" = 20'



PROPOSED DRIVEWAY SKETCH
9-28-00

PUTNAM AVENUE

See
above
plan



CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTOR'S FORM

To Whom It May Concern:

As owner or agent of 131 Magazine St. Unit #1 Cambridge, MA 02139,

☐ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at 431 Putnam Ave. Cambridge, MA 02139

Signed: _____ Date: _____

Address: _____

MERCHANT FINANCIAL

INVESTMENT CORPORATION

September 28, 2000

David & Ann M. Anecchiarico
49 Phillips Circle
Waltham, MA 02154

Dear David & Ann,

Hello. I am glad to say that we recently purchased 431 Putnam Avenue. As I am sure you would agree, we think this is a lovely neighborhood.

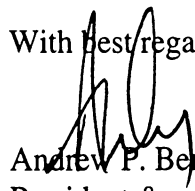
We plan to refurbish our house both inside and out, restoring it to its original beauty and condition, as well as put in a driveway as shown on the enclosed sketch and landscape around the house.

The City's procedure for new driveways provide that we let our neighbors know of our plans and include the form so you can make comments. Enclosed for your convenience is a self-addressed envelope to return the form.

The improvements, which require permits, are in conformance with existing zoning requirements and we will use experienced, licensed and insured contractors to perform the renovation work.

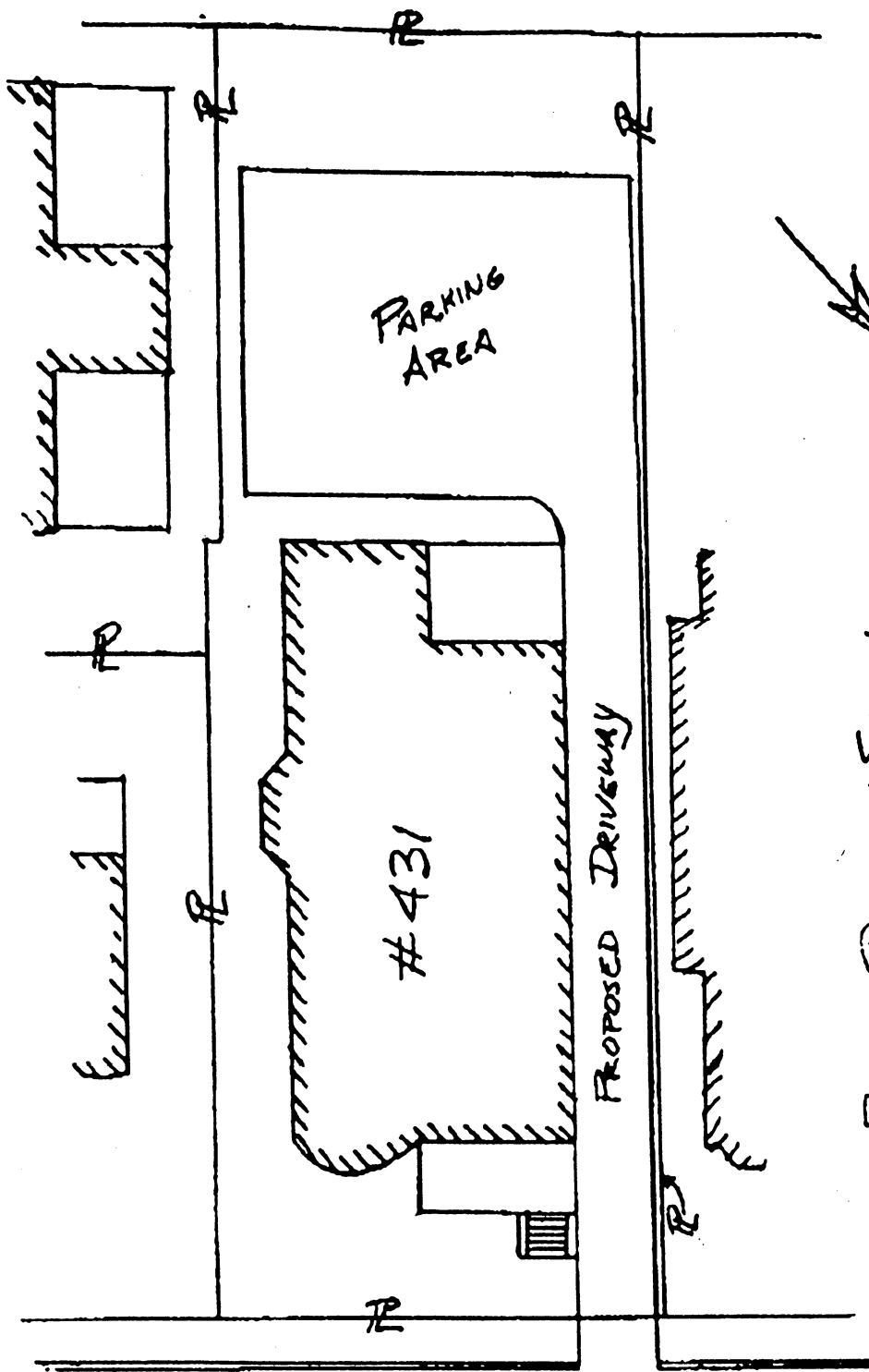
Please do not hesitate to contact me if you have questions or just so we can introduce ourselves to one another.

With best regards,



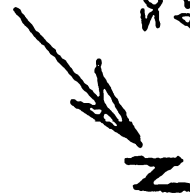
Andrew P. Bendetson
President &
Managing Member Putnam Avenue, LLC

Anecchiarico, David & Ann (9-28-00)



PUTNAM AVENUE

SCALE:
APPROX. 1" = 20'



PROPOSED DRIVEWAY SKETCH
9-28-00

See
new
Plan

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 129 Magazine St. Cambridge, MA 02139,

☐ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 431 Putnam Ave. Cambridge, MA 02139

Signed: _____ Date: _____

Address: _____

MERCHANT FINANCIAL

INVESTMENT CORPORATION

September 28, 2000

Elsa E. King, Paul C. King & William A. King
207 Chestnut St.
Cambridge, MA 02139

Dear Elsa, Paul & William,

Hello. I am glad to say that we recently purchased 431 Putnam Avenue. As I am sure you would agree, we think this is a lovely neighborhood.

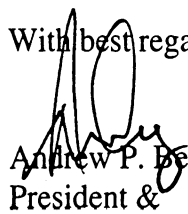
We plan to refurbish our house both inside and out, restoring it to its original beauty and condition, as well as put in a driveway as shown on the enclosed sketch and landscape around the house.

The City's procedure for new driveways provide that we let our neighbors know of our plans and include the form so you can make comments. Enclosed for your convenience is a self-addressed envelope to return the form.

The improvements, which require permits, are in conformance with existing zoning requirements and we will use experienced, licensed and insured contractors to perform the renovation work.

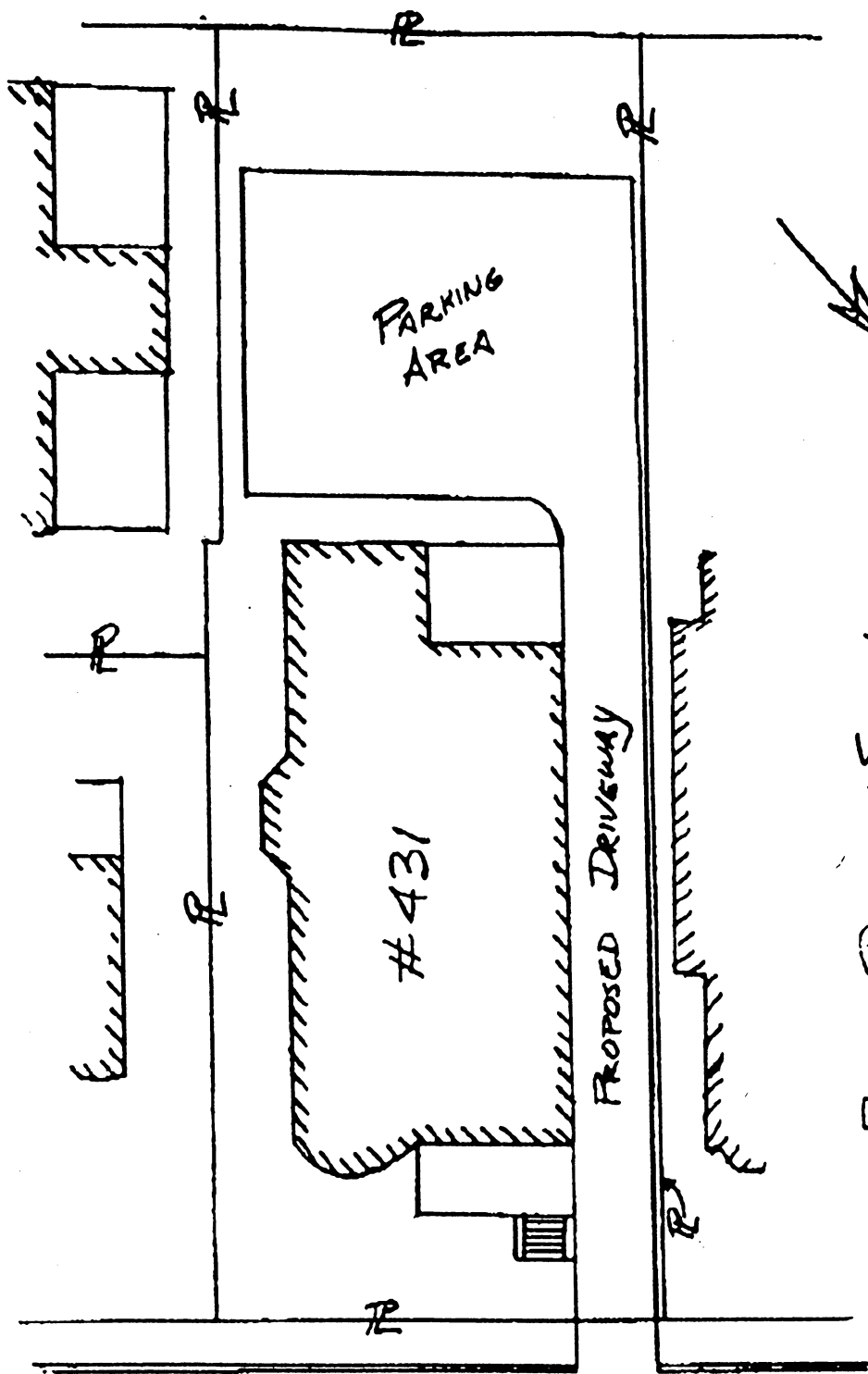
Please do not hesitate to contact me if you have questions or just so we can introduce ourselves to one another.

With best regards,



Andrew P. Bendetson
President &
Managing Member Putnam Avenue, LLC

King, Elsa, Paul & William (9-28-00)



SCALE:
APPROX. 1" = 20'

PROPOSED DRIVEWAY SKETCH
9-28-00

PUTNAM AVENUE

See
New
Plan

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTOR'S FORM

To Whom It May Concern:

As owner or agent of 207 Chestnut St. Cambridge, MA 02139,

☐ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 431 Putnam Ave. Cambridge, MA 02139

Signed: _____ Date: _____

Address: _____

MERCHANT FINANCIAL

INVESTMENT CORPORATION

September 28, 2000

Angelo D. & Olga A. Cupas
211 Chestnut St.
Cambridge, MA 02139

Dear Angelo & Olga,

Hello. I am glad to say that we recently purchased 431 Putnam Avenue. As I am sure you would agree, we think this is a lovely neighborhood.

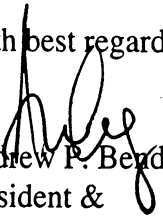
We plan to refurbish our house both inside and out, restoring it to its original beauty and condition, as well as put in a driveway as shown on the enclosed sketch and landscape around the house.

The City's procedure for new driveways provide that we let our neighbors know of our plans and include the form so you can make comments. Enclosed for your convenience is a self-addressed envelope to return the form.

The improvements, which require permits, are in conformance with existing zoning requirements and we will use experienced, licensed and insured contractors to perform the renovation work.

Please do not hesitate to contact me if you have questions or just so we can introduce ourselves to one another.

With best regards,


Andrew P. Bendetson
President &
Managing Member Putnam Avenue, LLC

Cupas, Angelo & Olga (9-28-00)

GLM ENGINEERING CONSULTANTS, INC.

WEST HOLLISTON PROFESSIONAL PARK

1750 WASHINGTON STREET . HOLLISTON, MASSACHUSETTS 01746 . (508) 429-1100 . FAX (508) 429-7160

REGISTERED CIVIL ENGINEERS AND LAND SURVEYORS

December 8, 2000

Mr. Ranjit Singanamyagam
Deputy Commissioner
Inspectional Services
831 Massachusetts Avenue
Cambridge, MA 02139

Re: #431 Putnam Avenue
Merchant Financial Investment Corp.

Dear Mr. Singanamyagam:

We have revised the parking plan for the above referenced lot. A table is shown on the plan that indicates the open space and also the percentage of open space greater than 15' x 15'. This lot is in Zone "C" and the following table shows the open space required and provided.

Required: Total Open Space = 36% = 2,806 S.F.
Open Space > 15'x15' = 18% = 1,403 S.F.

Provided: Total Open Space = 2,810 S.F.
Open Space > 15'x15' = 1,602 S.F.

We have provided more open space than the minimum required.

Attached is a diagram showing the area we considered as open space to use in the calculations. Note, only 25% of the front deck was used in the calculation, also, the revised Parking Plan dated September 5, 2000 revised through December 7, 2000 is attached.

If you have any questions, please feel free to call.

Respectfully,

Walter M. Lewinski, P.E.

Cal 2
37H
Applications & Petitions #8

An application was received from
Andrew P. Bendetson, President &
Managing Member Putnam
Avenue, LLC, requesting a curb cut
at the premises numbered 431
Putnam Avenue.

In City Council March 19, 2001

*Charter Right exercised
by Councillor Davis*

*In City Council
April 2, 2001,
No Action Taken.*

PLACED ON FILE

*under Rule 19 of the
City Council Rules.*