



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE
RECEIVED BY
OFFICE OF CITY CLERK
1988 MAY -2 PM 3:37
CAMBRIDGE MA.

To Joseph E. Connarton
City Clerk

Date May 2, 1988

From Ranjit Singanayagam *RS*
Zoning Specialist & Plan Reviewer

Reference

Subject 414 Franklin St.

In reference to your memo dated April 27, 1988, I wish to inform you that the above subject property is located in a Residence C1 (C-.75) Zone of the Cambridge Zoning Ordinance.

Art. 6, Sec. 6.441 (C) indicates that no on grade open parking space shall be located within a required front yard.

The minimum required front yard is 10 feet. Minimum size of parking is 7½x16, at least a setback of 26 feet is required from the street line.

Enclosed is the copy of the section from the Cambridge Zoning Ordinance.

Enclosure

6.44 *Layout of Off-Street Parking Facilities.* Any parking facility located within a structure, unless it is completely underground, must conform to the yard requirements for the zoning district in which it is located. On-grade, open parking spaces may be located in required yards only as provided in this subsection 6.44.

6.441 Setbacks for on-grade open parking facilities shall be provided as follows:

- (a) No on-grade open parking space shall be located within ten (10) feet of that portion of a building wall containing windows of habitable or occupiable rooms at basement or first story. However, on-grade open parking spaces serving 1, 2, or 3 family dwellings may be located within five (5) feet of that portion of such building wall.
- (b) Except for one, two, or three family dwellings existing at the time of the effective date of this ordinance or amendment thereto, no on-grade open parking space or driveway shall be located within five (5) feet of any side or rear property line.
- (c) No on-grade open parking space shall be located within a required front yard setback.
- (d) The area between the required parking setback line and the building or lot line shall be landscaped and maintained in accordance with the requirements of subsection 6.48.
- (e) No on-grade open parking shall be allowed in a Residence C-2A district within 125 feet of a Residence A-1, A-2, B, C-1, or C-2 district.
- (f) In an Industry C district, no parking lot shall be located within 50 feet of a residential district or within 25 feet of an open space district, a park or public recreation area or the right-of-way of a designated parkway.
- (g) The Board of Zoning Appeal may grant a special permit to allow for modification of the requirements in 6.441 (a) or (b) if site specific factors favor such modification.

6.442 All roads, streets, alleys, sidewalks and other public rights-of-way and all landscaped areas shall be protected from vehicular overhang by wheel bumpers, curbs or other suitable method except those off-street parking facilities provided for one, two or three family dwellings.

6.443 Off-Street parking facilities shall be marked so as to indicate clearly the space to be occupied by each vehicle, in accordance with the dimensions specified in subsection 6.42 and including directional arrows and traffic signs as necessary for traffic control. Such markings shall be maintained so as to be plainly visible.

6.45 *Drainage, Surfacing and Maintenance.* All sections of off-street parking facilities which are not landscaped according to the requirements of subsection 6.48 shall be graded, surfaced (preferably with durable pervious paving materials such as modular paving blocks, bricks or similar materials), and maintained to the satisfaction of the Superintendent of Buildings to the extent necessary to prevent nuisance of dust, erosion, or excessive water flow onto any public way or onto another lot.

David M. Guyette, M.D.

600 MAIN STREET

MALDEN, MASSACHUSETTS 02148

Honorable City Council
Town Hall
City Council Office
795 Mass Avenue
Cambridge, MA 02139





City of Cambridge

Calendar Item No. 6

IN CITY COUNCIL

May 2, 1988

ORDERED:

That the Commissioner of Public Works be authorized to construct driveways over sidewalks in front of estates upon the streets as hereinafter named, the expense thereof to be charged to the appropriation for Public Works Department, Paving (Edgestones and Sidewalks). The entire cost of material and labor furnished to be repaid to the City by the owners of the abutting estates.

David Guyette, M.D.

414 Franklin Street

In City Council May 2, 1988.

Adopted by the affirmative vote of 8 members.

Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:-

Joseph E. Connarton
Joseph E. Connarton, City Clerk.

COUNCILLOR DAVID SULLIVAN RECORDED AS VOTING PRESENT IN THIS MATTER.



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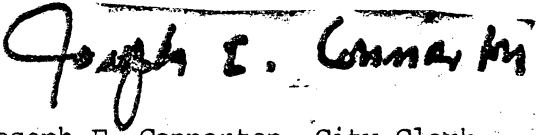
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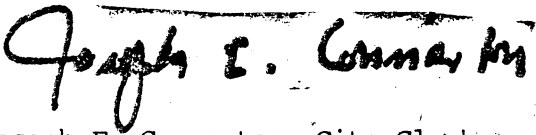
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OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

April 27, 1988

TO: Joseph Cellucci, Commissioner
Inspectional Services

FROM: Joseph E. Connarton, City Clerk *JEC*

SUBJECT: Curb Cut Application/David Guyette, M.D. - 414 Franklin St.

Pursuant to the request of the City Council, I am writing to request additional information regarding the above-referenced application. As you will note by the enclosed documents, the request was denied by your Department due to "no front yard parking".

Could you or Ranjit provide me with an explanation of what that means so I could better inform the Council at its next meeting scheduled for May 2, 1988.

Thank you for your cooperation in this matter.

JEC/mh

Enclosures: City Council Communications 14 & 30 of 4/25/88

David M. Guyette, M.D.

600 MAIN STREET
MALDEN, MASSACHUSETTS 02148

TELEPHONE 321-6463

Honorable City Council
Town Hall
City Council Office
795 Mass Avenue
Cambridge, Ma 02139

RE: driveway at 414-416 Franklin St.

Dear City Council:

I have been a resident of 414 Franklin Street since the fall of 1979. The building was renovated 3 years ago and purchased by myself 1 1/2 yrs later. Against the wishes of the neighborhood, the City of Cambridge has approved two high rise condominium structures on our street. Present construction and future occupancy is slowly choking local street parking.

On my petition Mr Keating of public works reviewed my yard measurements and personally visited the site. After examining neighboring spots he found every reason to approve the curb cut. Mr. Keating expressed great optimism about the positive outcome of the project. Contractor Roy Pearson next visited and phoned City Hall at length. He returned informed that width measurements were satisfied but perhaps one more foot of depth may be required. Since this final stipulation was easy to accommodate \$7,000 worth of building preparations were completed.

My long Volvo is shorter than the distance from the end of my driveway to the front of my house. My porch is 19 feet from the back of my proposed driveway and the sidewalk a full 21 feet away. For comparison I have included pictures of the driveways at 410 and 406 Franklin. One is 18 feet from the sidewalk and the other one half a foot shorter. Within two blocks of my house I have found over 15 parked cars in areas smaller than what I have to offer. My spot will be better hidden than most and of vastly superior construction.

My neighbors at 410 Franklin street have worked closely with my contractor and have no objections to my one car driveway. It's common practice to allow house visitors to block your own driveway. Removing one more car from the competitive street scramble is an advantage to all Cambridge residence. I need my spot, the neighborhood wants my spot and all Cambridgeport benefits from it.

As a physician I often come and go at odd hours. It is impractical to spend many minutes searching blocks away for a parking spot. It is a hardship not to have house parking. I very much enjoy the diversified life of Cambridge living and the availability of the Charles. I wish to maintain my personal permanent residency at 414 Franklin St. I do not wish to become another indifferent out of town landlord making money on this city.

Please do not force me out of my home. Please do not make me leave the friends I have made in this neighborhood. Please maintain consistency with the indications that have been previously expressed to us by City Hall. Please approve my single car parking spot.

Most Gratefully,

David M. Guyette
David M. Guyette M.D.



410



406

RECEIVED BY
OFFICE OF CITY CLERK

Cambridge, Nov 30 1987

1988 APR 25 AM 11:35
CAMBRIDGE MA.

To the Honorable, the City Council of the

City of Cambridge:

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

Location of proposed driveway 414 - 416 Franklin Street

Owner or Owners Name David M. Guyette Ma De

Address 414 Franklin St

Cambridge

Telephone Number 492-0383

R. P. Leating

David Guyette

APPROVAL OR DISAPPROVAL OF CURB CUTS

TESTIMONY

David Guyette

ADDRESS OF CURB CUT REQUEST

414 FRANKLIN ST

PUBLIC WORKS DEPARTMENT

PUBLIC WORKS DEPA

William Egan

(SIGNATURE)

APPROVED

DISAPPROVED

TRAFFIC AND ~~PARKING~~ DEPARTMENT

TRAFFIC AND PARKING DE
Larry M. Fenton

(SIGNATURE)

APPROVED

DISAPPROVED

HISTORICAL COMMISSION

Handwritten signature HISTORIC

(SIGNATURE)

APPROVED

DISAPPROVED

INSPECTIONAL SERVICES



(SIGNATURE)

APPROVED

DISAPPROVED

NO PRINTYING PAPERS

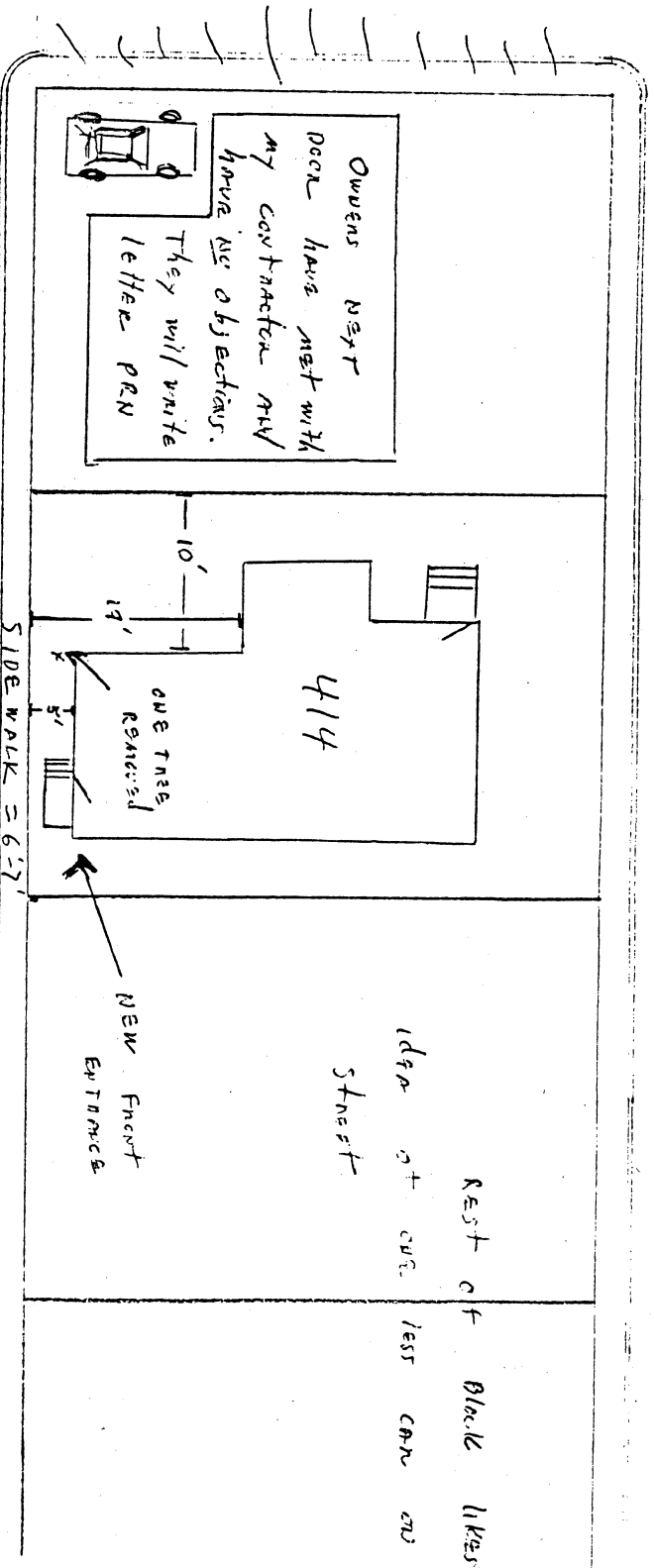
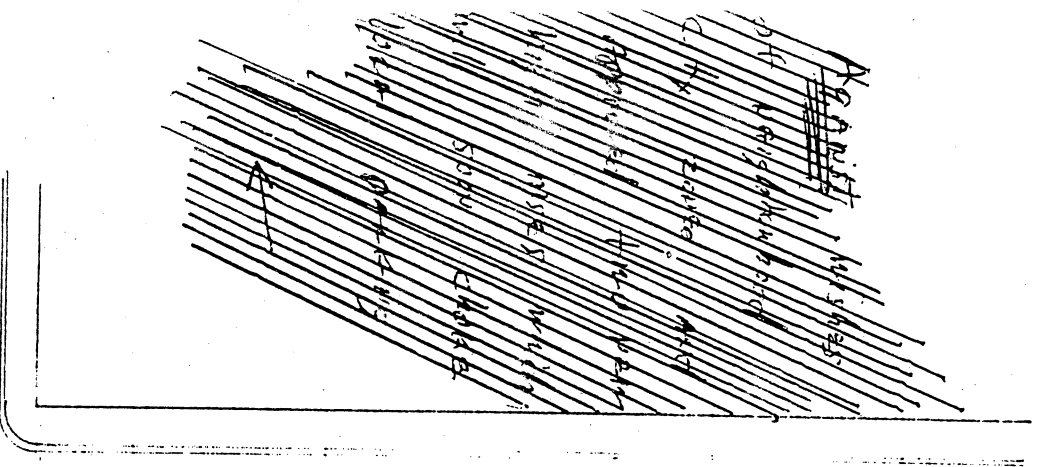
NEIGHBORHOOD ASSOCIATION

(SIGNATURE)

APPROVED

DISAPPROVED

I purchased an improved property one year ago.
 Please don't drive me out of my home!
 Out of town landlords are not what Cambridge needs.



FRANKLIN ST

I'm an M.D. that comes and goes often. Would be handy out to have parking.

21 May 1990

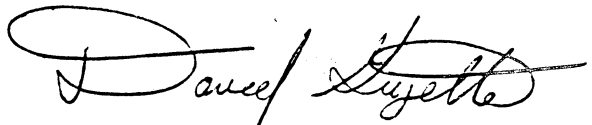
Application for Curb Cut

1. Cut proposed for 414-416 Franklin st.
2. Frontage 32 ft.
3. House set back 5 ft. from sidewalk.
4. Block and lot = Lot #10
5. Driveway would be 10 ft. by 19 ft. Front entrance to be moved back to front of house where it was before property rebuilt.
6. Driveway to run from house to property line.
7. No signs, posts, hydrants, or poles in the way.

P.S.

As mentioned on sketch form owners of 410 Franklin have met with my contractor and have no objections. Written testimonial of same may be provided on request. Much of the neighborhood already has parking spaces in areas smaller than what I have to offer. This will only be a one car slot.

Note also to our dismay the city has approved two gigantic new buildings which will further frustrate parking. I'm an M.D. who comes and goes often and at odd hours. I cannot afford the risk and inconvenience of parking a half mile way. Cambridge does not need another out of town landlord. I have lived in this building for eight years, please do not drive me out of my home! Thank you.


David M. Guyette M.D.

David M. Guyette, M.D.

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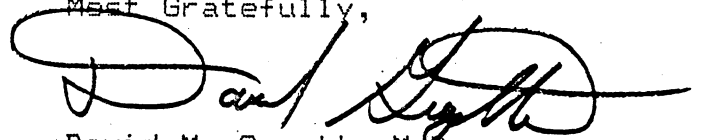
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As a physician I often come and go at odd hours. It is impractical to spend many minutes searching blocks away for a parking spot. It is a hardship not to have house parking. I very much enjoy the diversified life of Cambridge living and the availability of the Charles. I wish to maintain my personal permanent residency at 414 Franklin St. I do not wish to become another indifferent out of town landlord making money on this city.

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Most Gratefully,

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David M. Guyette M.D.



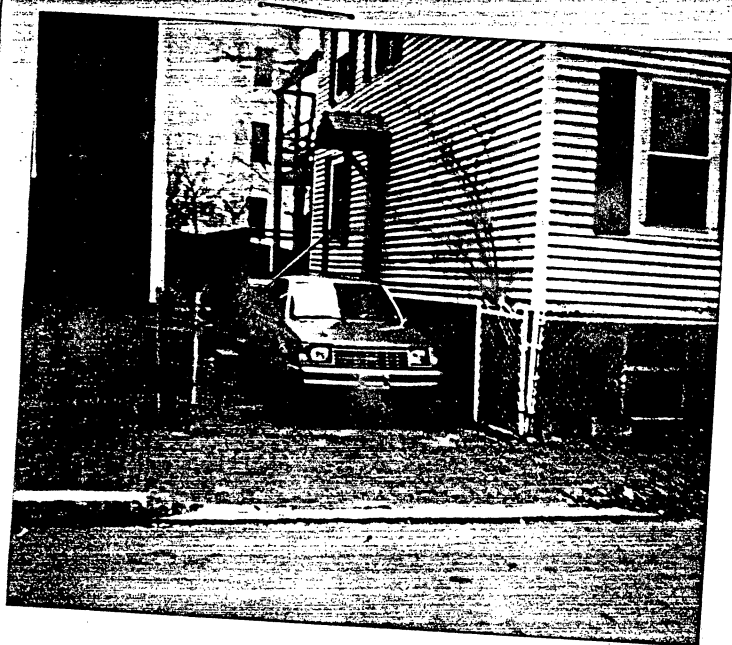
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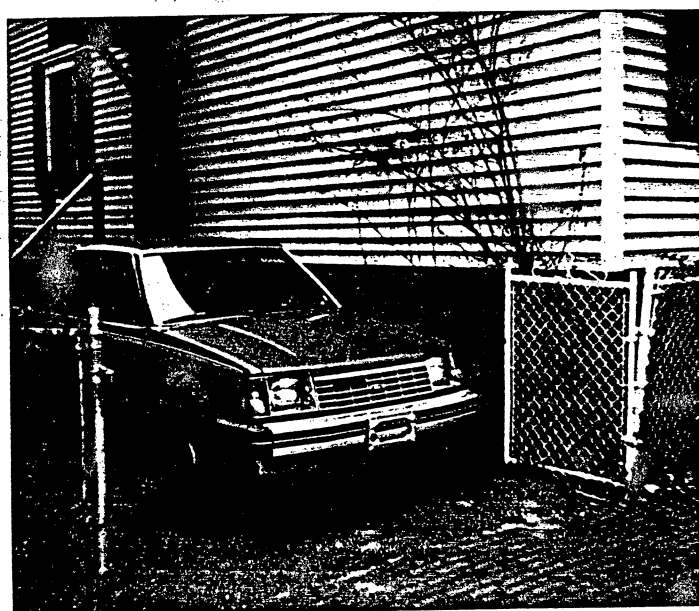
\$ 7,000 +

↑ TNGE to
BE REMOVED

ALREADY SPENT AFTER Ctx, Hail IN FO



406



406



410



410

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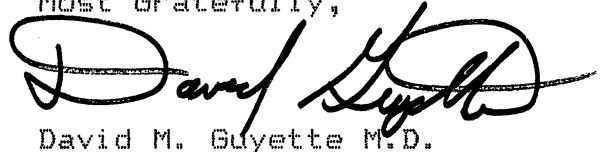
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David M. Guyette M.D.

4. *H-53* *Calendar # 6*

Comm. from David M. Guyette, M.D. Re: detailing background information in connection with his petition for a driveway at 414-416 Franklin St.

RECEIVED BY
OFFICE OF CITY CLERK
1988 APR 15 PM 3:33
CAMBRIDGE MA.

In City Council,

April 25, 1988

4-25-88
Placed on File.

5-2-88
Order Adopted 8-0-1-0.

Letter sent to Inspectional Services Commr.
Joseph Cellucci requesting further
informational info on this petition.
Copy within 4/28/88 mlh