



City of Cambridge

Consent Communications 18 & 19

IN CITY COUNCIL

August 1, 1994

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

S & R Investment Trust

20 Mt. Vernon Street

Yvonne Nomizu

7 Chauncy Street

In City Council August 1, 1994.

Adopted by the affirmative vote of 9 members.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury

D. Margaret Drury
City Clerk

WAKAKO HIRONAKA
Member, House of Councillors
2-1-1, Nagata-cho, Chiyoda-ku
Tokyo 100, Japan
Tel 03 (508) 8403

Zoning Officer
Inspection Services
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

August 13, 1993

Dear Zoning Officer:

As the owner of record of the property at 7 Chauncy Street, Cambridge, Massachusetts, I authorize Yvonne Nomizu and Cary Frame, current tenants in apartment #1 of 7 Chauncy, to act on my behalf in applying for a curb cut permit and installing a driveway on the premises.

If you should have any questions about this authorization, please contact me at the above address or phone number. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Wakako Hironaka', with a long horizontal flourish extending to the right.

Wakako Hironaka

August 30, 1993

To: Director of Inspectional Services:

Re: **Property Line on Southwest side, between #7 and #9 Chauncy**

Two documents, plus associated documents, all on file at the Cambridge Registry of Deeds, appear to be currently valid, and are mutually consistent, in regards to the property line dividing the properties of #9 Chauncy condominiums and # 7 Chauncy apartments:

- 1). Site plan of October 27, 1976, part of 4th Amendment to Original Master Deed and Restatement of Master Deed for # 9 Chauncy Street condominiums, filed under Book 13185, beginning page 665 (first page of amendment and site plan enclosed as Attachments A and B).
- 2). Site plan of August 9, 1973, filed under Book 12508, end page (Attachment C), describing the property at # 7 Chauncy Street and used for a Massachusetts Quitclaim Deed dated February 22, 1991, filed under Book 21029, page 176 (Attachment D, two pages).

The two site plans show the property line at 18.00' from the # 9 Chauncy building and 9.68' from the #7 Chauncy building. This line falls about 2 1/2 " over a fence that was installed by #9 Chauncy to border their walkway. The proposed curb cut and driveway would honor this line by about 3" (see drawings enclosed).

Sincerely,



Yvonne Nomizu
Cary M. Frame

ATTACHMENT A

BK 13185 PG 665

37.25

9 CHAUNCY STREET CONDOMINIUM
FOURTH AMENDMENT TO MASTER DEED
AND
RESTATEMENT OF MASTER DEED

We, being the owners of units entitled to 100 % of the undivided interest in the common areas and facilities of the 9 CHAUNCY STREET CONDOMINIUM, a condominium created by a master deed recorded with the Middlesex Registry of Deeds in Book 12541 at page 644, as previously amended, do hereby further amend said Master Deed by restating the Master Deed as follows, to be effective as of October 15, 1973. This amended or Re-Stated Master Deed includes all three recorded amendments previously recorded. Said restated Master Deed shall read as follows:

9 CHAUNCY STREET CONDOMINIUM
MASTER DEED

I, Eduardo F. Catalano of Cambridge, Middlesex County, Massachusetts, hereinafter called "Grantor", the sole owner of the premises in Cambridge, Middlesex County, Massachusetts, hereinafter described, by duly executing and recording this Master Deed, do hereby submit said premises to the provisions of Chapter 183A of the General Laws of Massachusetts, propose to create, and hereby do create with respect to said premises, a condominium to be governed by and subject to the provisions of Chapter 183A, and to that end declare and provide the following:

(1) NAME: The name of the Condominium shall be:

9 CHAUNCY STREET CONDOMINIUM

Address: 9 Chauncy Street, Cambridge
Middlesex County, Massachusetts

(2) DESCRIPTION OF LAND: The land on which the building is located is situated in Cambridge, Middlesex County, Massachusetts, and is bounded and described on "Exhibit A" annexed hereto and made a part hereof by reference.

PLAN REFERENCE: Said premises comprising the Condominium are shown on a plan entitled:

"9 Chauncy Street Condominium" dated September 29, 1973 by Deborah Forsman, Registered Professional Engineer, recorded with Middlesex (South) Registry of Deeds, Book 12541 Page 644, Plan No. 1309 of 1973 and the revised site plan dated October 27, 1976 to be recorded herewith.

MARGINAL REFERENCE REQUESTED

BOOK 12541 PAGE 644

MAY 10-77 AM 9:02 013RE 37.25

377
SEE PLAN IN RECORD BOOK 13185 PAGE 665

BOOK 16393 P 478

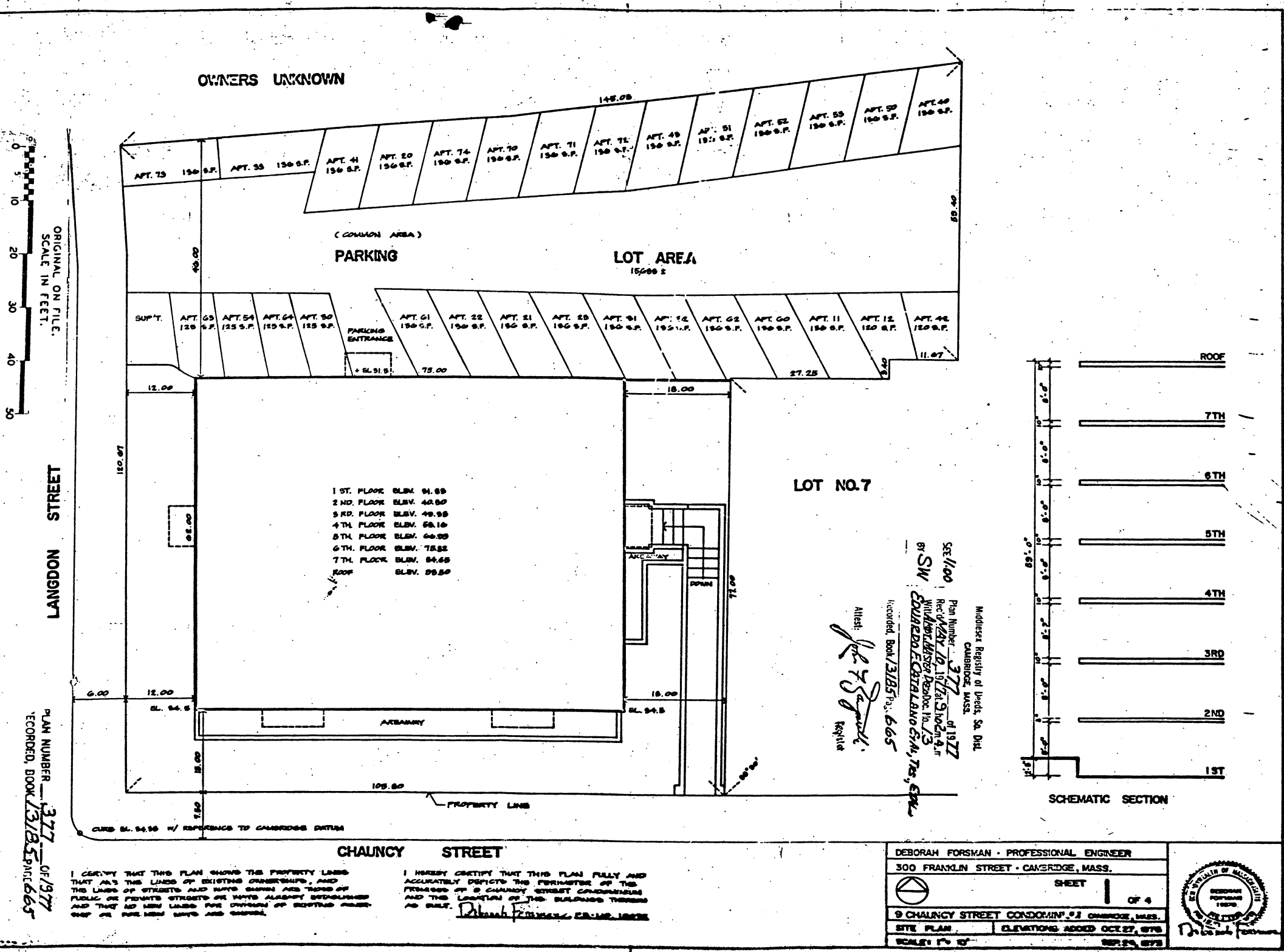
BOOK 16393 P 478

BOOK

18855

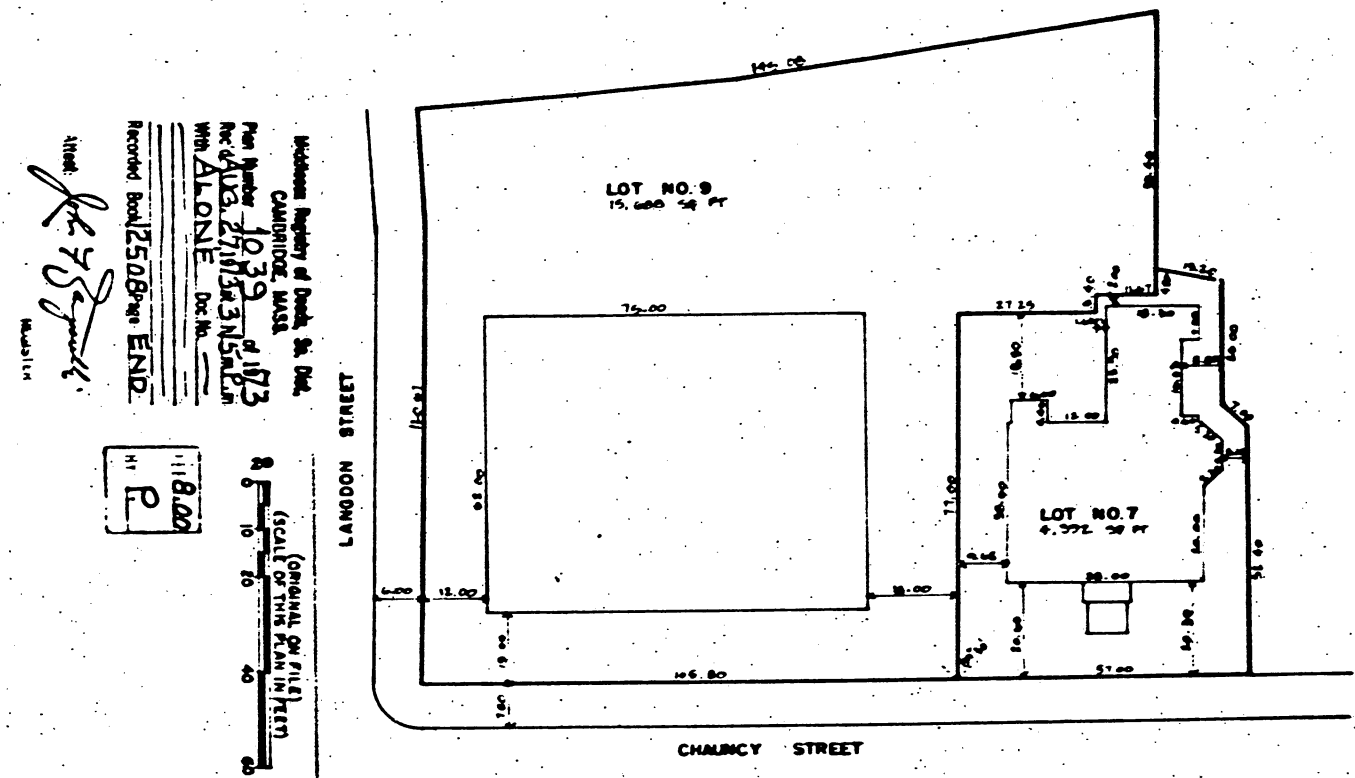
P 172

See Book 14431 Page 116
See Book 13199 Page 668



ATTACHMENT B

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APPROVAL UNDER SUBDIVISION
CONTROL. LAW NOT REQUIRED

PLANNING BOARD CITY OF CAMBRIDGE

DEBORAH FORSMAN PROFESSIONAL ENGINEER
300 FRANKLIN STREET CAMBRIDGE, MASS 02139



9 CHANCY STREET CONDOMINIUMS

SUBDIVISION PLAN

SCALE $P = 20'$

9 AUGUST 1973



Disorder of the mind.

CAMBRIDGE

1037

R 2 1 0 2 9 P 1 7 6

MASSACHUSETTS QUITCLAIM DEED (INDIVIDUAL (LONG FORM))

I, HEISUKE HIRONAKA

County, Massachusetts

of Cambridge, Middlesex
nominal~~being purchased for consideration paid, and in full consideration of~~

grant to WAKAKO HIRONAKA

of 7 Chauncy Street, Cambridge, Massachusetts, with quitclaim covenants

~~the land in~~

All of my right, title and interest in:

(Description and encumbrances, if any)

A certain parcel of land in Cambridge, Middlesex County, Massachusetts, being shown as Lot No. 7 on a plan entitled "Subdivision Plan of Land in Cambridge, Mass. by Deborah Forsman, Engineer, Cambridge, Mass. dated May 7, 1973", recorded at the Middlesex South District Registry of Deeds in Plan Book 12508, Page END, bounded and described as follows:

SOUTHERLY	By Chauncy Street as shown on said plan, fifty-seven (57.00) feet;
WESTERLY	By Lot No. 9 as shown on said plan, seventy-seven (77.00) feet;
NORTHERLY	By said Lot No. 9 as shown on said plan, twenty-seven and 25/100 (27.25) feet;
WESTERLY	Again by Lot No. 9 as shown on said plan, three and 40/100 (3.40) feet;
NORTHERLY	Again by Lot 9 as shown on said plan, eleven and 67/100 (11.67) feet;
WESTERLY	Again by Lot 9 as shown on said plan, four and 80/100 (4.80) feet;
NORTHERLY	Again by land of owners unknown as shown on said plan, thirteen and 20/100 (13.20) feet;
EASTERLY	By land of owners unknown as shown on said plan, twenty six (26.00) feet;
NORTHEASTERLY	By land of owners unknown as shown on said plan, seven (7.00) feet;
EASTERLY	By land of owners unknown as shown on said plan, fifty-two and 40/100 (52.40) feet.

Said Lot 7 contains 4,392 square feet, more or less, according to said plan.

Said premises are now known as and numbered 7 Chauncy Street in said Cambridge.

Subject to easements, restrictions, rights and agreements of record, if any, insofar as in force and applicable.

Being the same premises conveyed to us by Deed of Margaret A. Tucker dated November 4, 1978 and recorded in Book 13587, Page 667.

821029 2177

Witness my hand and seal this 22 day of FEBRUARY, 1991.

Heisuke Hironaka
HEISUKE HIRONAKA

The Commonwealth of Massachusetts

Middlesex, ss.

February 22 19 91

Then personally appeared the above named HEISUKE HIRONAKA

and acknowledged the foregoing instrument to be his free act and deed, before me

Notary Public

Notary Public—Justice of the Peace

My commission expires Nov 8 1996

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

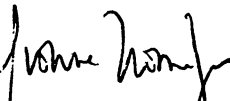
Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereon in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No registrar or clerk shall accept a deed for recording unless it is in compliance with the requirements of this section.

August 30, 1993

Director of Inspectional Services:

The owner of 7 Chauncy Street, Wakako Hironaka, sent under separate cover a letter addressed to you (the week of August 16), which authorizes us to act on her behalf in the application for driveway cut. A copy of the letter is enclosed for reference.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Yvonne Nomizu', is written over the printed name.

Yvonne Nomizu
Cary M. Frame

WAKAKO HIRONAKA
Member, House of Councillors
2-1-1, Nagata-cho, Chiyoda-ku
Tokyo 100, Japan
Tel 03 (508) 8403

Zoning Officer
Inspection Services
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

August 13, 1993

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Sincerely,

A handwritten signature in black ink, appearing to read 'Wakako Hironaka', with a long horizontal flourish extending to the right.

Wakako Hironaka

Application for Driveway Cuts and Openings

Abuttor's Form

Re: Back yard abuttor

The back yard abuttor is primarily the parking lot associated with # 9 Chauncy Street condominiums. The north side of the back yard borders on the property of # 5 Chauncy Street (form included).

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of

5 Chauncy St Cambridge Mass



approval

Cambridge, Massachusetts, I do hereby declare



disapproval

of the installment of:

Off-Street Parking Facility located at

7 Chauncy Street, Cambridge, MA

Signed:

Ca Corey

Date:

8/4/83

Address:

above

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTOR'S FORM

To Whom It May Concern:

As owner or agent of

4 + 6 CHAUNCY ST



approval

Cambridge, Massachusetts, I do hereby declare



disapproval

of the installment of:

Off-Street Parking Facility located at

7 Chauncy Street, Cambridge MA

Signed:

John D. Norway

Date:

8/15/93

Address:

47 Prentiss St. Cambridge

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

Trustee/Treasurer, Chauncy Street Condominium Trust
As owner or agent of

☐ approval

Cambridge, Massachusetts, I do hereby declare ☒ disapproval

of the installment of:

Off-Street Parking Facility located at 7 Chauncy Street, Cambridge, MA

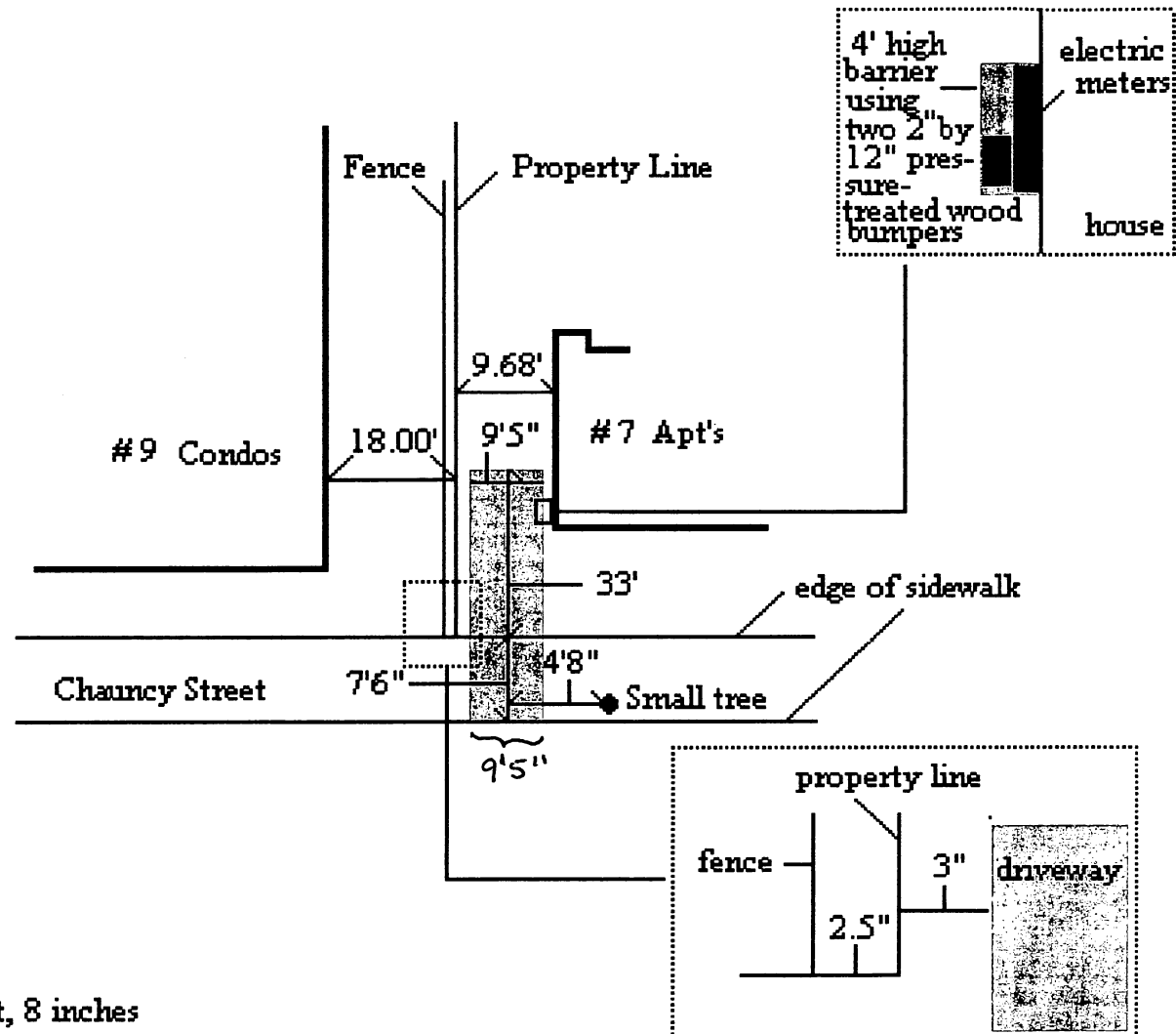
Signed: Bygyman Mh Date: 8/30/93

Address: BIJOY M. MISRA, 9 CHAUNCEY STREET #12,
CAMBRIDGE, MA 02138.

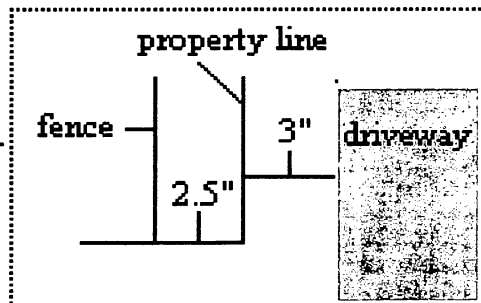
The Trustees would need the survey form of
the property to determine demarcations in the
proposed construction

DRAWING 2

DRIVEWAY DETAIL



9.68 feet = 9 feet, 8 inches



driveway: lawn dug approx. 1' deep, 6-8" concrete poured, vertical brick wall on all 4 sides. Graduated slope down to street; brick over sidewalk (Public Works).

Contractor: W. J. Buckley Construction.

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE

PART II: INSPECTIONAL SERVICES DEPARTMENT

☒ Application approved☐ Application deniedReason: subject to conditions set forth by BZA
BZA = C843Signature: [Signature]Date: 6/21/94

Title:

PART III: TRAFFIC AND PARKING DEPARTMENT

☒ Application approved☐ Application denied

Reason:

Signature: [Signature]Date: 6.27.94Title: Dep Traffic Div.

PART IV: HISTORICAL COMMISSION

☒ Application approved☐ Application denied

Reason:

Signature: [Signature]Date: 6.27.94Title: EXD CH

PART V: PUBLIC WORKS DEPARTMENT

☒ Application approved☐ Application denied

Reason:

Signature: [Signature]Date: 7/1/94Title: Supt of Streets

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE

CAMBRIDGE, MA.



INSTRUCTIONS:

In order to obtain permission for a driveway cut or opening you must first get approval from the Department of Inspectional Services on the zoning requirements for off-street parking, including the cooperation of your immediate abutters.

To receive a review from Inspectional Services you must fill out Part I of the application. Be sure to draw your plot plan on Drawing 1, choosing the lot that represents your lot's position, i.e. corner or interior. You must also include a sketch of the proposed driveway, including dimensions, on Drawing 2. You may then calculate the cost of the driveway by using the formula based on your choice of surfaces. You must also include a signed abuttor sheet for each of your abuttors: back yard, one on either side and the abuttor directly across the street.

Once you have gathered this information on the application, it should be submitted to:

Zoning Officer
Inspectional Services
831 Massachusetts Avenue
Cambridge, MA 02139

If the application is approved by Inspectional Services, it will then be sent on to Traffic and Parking, the Historical Commission and the Department of Public Works. If approved by Public Works, the application and backup will be sent to the City Council for their approval. Once the City Council approves, the driveway curb cut can be installed. However, the full cost of the cut must be paid to Public Works before the work will start.

If, however, Inspectional Services denies your application you may then appeal to the Zoning Board of Appeals.

DATE:

8 / 30 / 93

PART I:

Address of proposed curb cut or off-street parking facility: 7 Chauncy Street, CambridgeFrontage: 57.00' Chauncy Block and Lot: Mass Ave to Langdon, Lot # 7Setback (distance from building to sidewalk): 20.60'Distance from proposed driveway to surrounding structures and property line: To #7 bldg: 2"
To Property Line for #9: 3"Dimensions of proposed driveway: 9'5" wide x 33' long (excl. sidewalk which is 9'5" x 7'6")Location of any trees, sign posts, fire hydrants, utility poles, etc., in direct vicinity of proposed driveway: small tree
in sidewalk, 4'8" from edge of driveway

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

Yvonne Nomizu
661-5650

DRAWING 1:

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

CORNER LOT

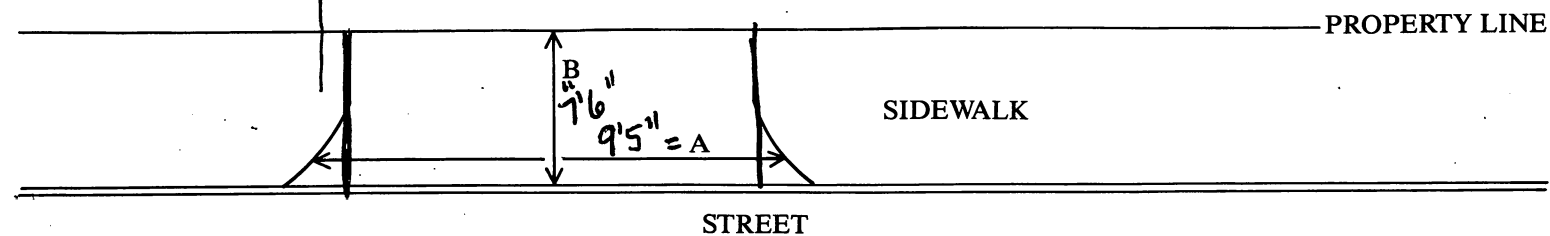
INTERIOR LOT

CORNER LOT

DRAWING 2:

SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE

CITY OF CAMBRIDGE



$$A = 9'5" \text{ FT.} \div 3 = 3.1 \text{ YARDS}$$

$$B = 7'6" \text{ FT.} \div 3 = 2.5 \text{ YARDS}$$

$$A \times B = 7.8 \text{ SQUARE YARDS}$$

COST ESTIMATE:

$$\text{BRICK: } 7.8 \text{ SQUARE YARDS} \times \$70/\text{SQUARE YARD} = \$546$$

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

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

$$\text{ASPHALT: } \text{_____ SQUARE FEET} \times 1 \text{ TON}/40 \text{ SQUARE FEET} \times \$125/\text{TON} = \$\text{_____}$$

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:

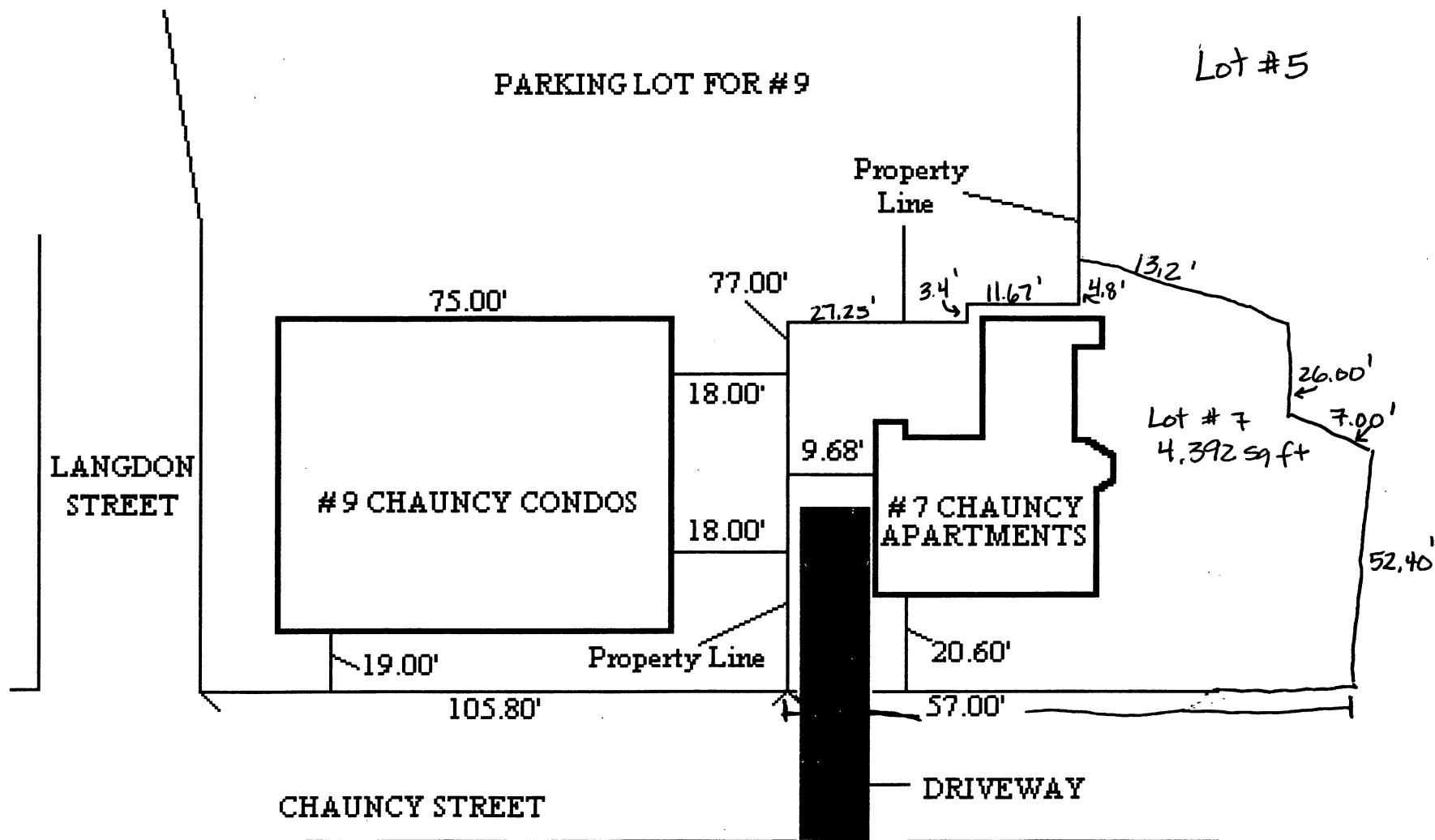
Owner's signature: Yvonne Romijn for Wakako Hironaka Date: 8/30/93

Address: 7 Chauncy Street, Cambridge, MA 02138

Funds Received: \$ _____

Check Number: _____

DRAWING 1
7 AND 9 CHAUNCY STREET



Source: 1986 Amended Master Deed, #9; reference for 1991 transaction, #7.

Communication #19

W 113

A petition was received from Yvonne Nomizu requesting a curb cut at 7 Chauncy Street; said petition received approval from abutters, Inspectional Services, Traffic and Parking, Historical Commission and Public Works.

In City Council,

August 1, 1994

8/1/94 Order adopted