



City of Cambridge

Calendar Item # 18

IN CITY COUNCIL

October 3, 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.

Hazel Dahl

226 Allston Street

In City Council October 3, 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

16

75 Henry Street
Cambridge, MA 02139
September 29, 1994

Office of the City Clerk
Cambridge, MA
Attention: D. Margaret Drury, City Clerk

Dear Margaret:

In regard to your letter about the response of the Hastings Square Association to a request for a curb cut at 226 Allston Street, I am unable to explain your receiving notification of our disapproval. I did not receive the notification in question nor did I return a disapproval. The Hastings Square Association is primarily concerned with the streets connecting to Parrow Park and so therefore would have no opinion on a curb cut at 226 Allston Street.

I wish I could be more helpful in resolving this mystery but I can only surmise that there was some mix-up.

Thank you for your efforts in attempting to resolve this matter and I apologize for not being able to contribute more.

Yours truly,


Geneva T. Malenfant

Consent Comm. # 16

Comm. from Geneva Malenfant regarding the
curb cut application at 226 Allston Street.

IN City Council,

Oct. 3, 1994

*Referred to
Unfinished Bus # 18*

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTOR'S FORM

To Whom It May Concern:

As owner or agent of

1 ALLSTON COURT

☒

approval

Cambridge, Massachusetts, I do hereby declare

☐

disapproval

of the installment of:

Off-Street Parking Facility located at

226 Allston St, Camb, Ma

Signed:

John J. Dunn

Date:

4-10-94

Address:

1 Allston Court, Camb. Mass.

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 232 ALLSTON ST - CAMB.

☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 226 ALLSTON ST, CAMB.

Signed: Rahmet M. Clark Date: 4/5/94

Address: 232 Allston St. Cambridge, Mass 02139

To Whom It May Concern:

As owner or agent of 225 Allston Street

☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 226 Allston St. Camb.

Signed: Mary K. Burke Date: 4/6/94

Address: 225 Allston St. Cambridge Ma 02139

To Whom It May Concern:

As owner or agent of 214-216 Allston Street, Camb, Ma

☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

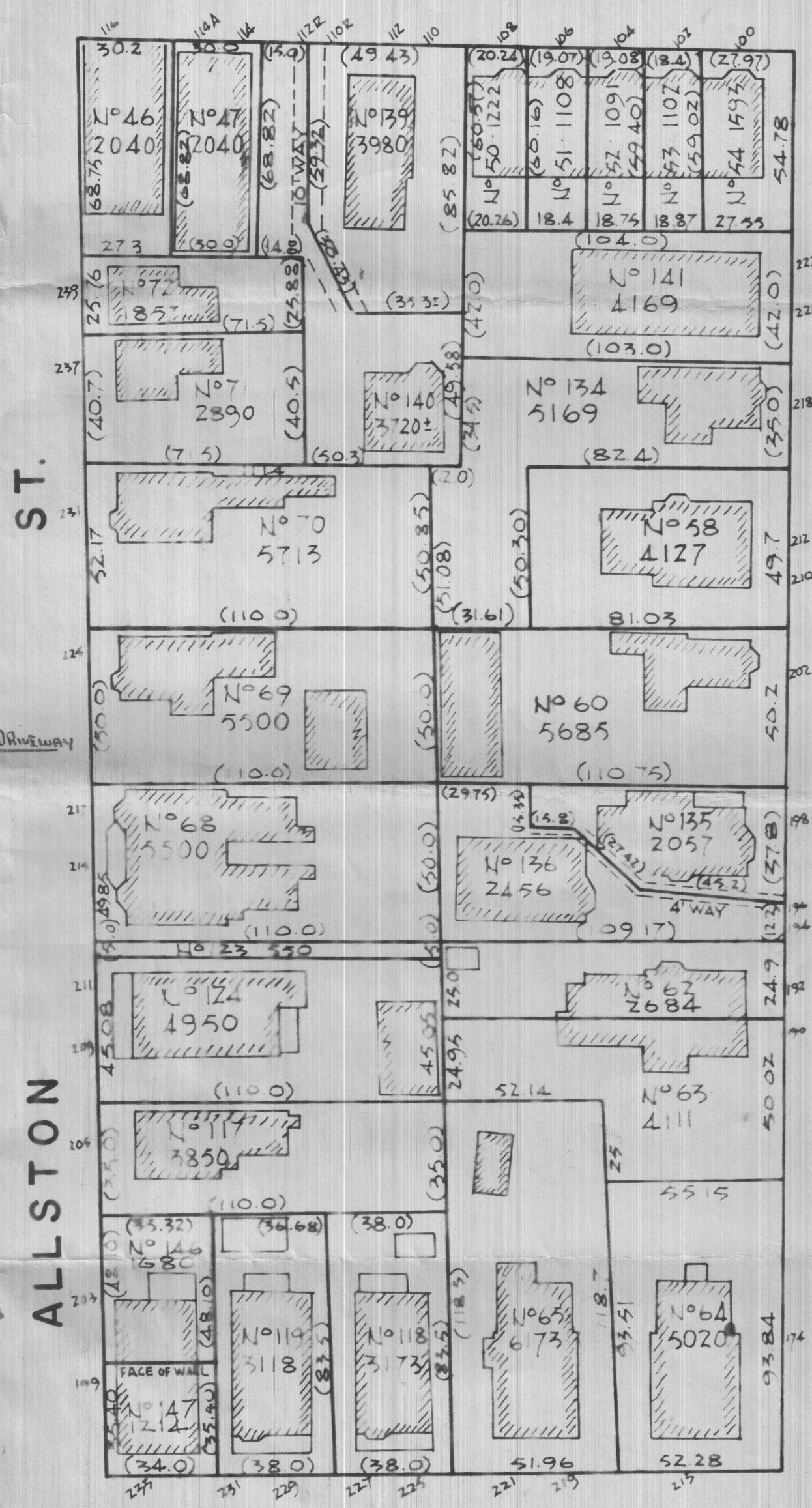
of the installment of:

Off-Street Parking Facility located at 226 Allston St, Camb.

Signed: Dorothy B. French Date: 4-7-94

Address: 216 Allston St, Camb Ma

S T.



S T.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

CASE NO: 6891

LOCATION: 226 Allston Street Residence C Zone
Cambridge, MA

PETITIONER: Patricia A. Dahl
6229-381

PETITION: Variance: To create a curb cut within 25' of an intersection, for a one-car parking space on the owner's lot within the required front yard setback.

VIOLATIONS: Art. 6.000, Sec. 6.44.1.C (Front Yard Setbacks).
Sec. 6.43.4.B (Driveways For Off Street Parking).

DATE OF PUBLIC NOTICE: June 6 & 13, 1994

DATE OF PUBLIC HEARING: June 23, 1994

MEMBERS OF THE BOARD:

John Miller, Chairperson
George Spartachino
Lauren Curry
Charles Pierce
Michael Wiggins

X
X
X
X
X

ASSOCIATE MEMBERS:

Susan Spurlock
Theodore Hartry
John O'Connell
Arch Horst

X

Members of the Board of Zoning Appeal heard testimony and viewed materials submitted regarding the above request for relief from the requirements of the Cambridge Zoning Ordinance.

The Board is familiar with the location of the petitioner's property, the layout and other characteristics as well as the surrounding district.

MSD 08/12/94 09:58:09 109 12.25

Case No. 6891
Location: 226 Allston Street
Petitioner: Patricia A. Dahl

On June 23, 1994 the Petitioner appeared before the Board seeking a variance to create a curb cut within twenty-five feet of an intersection, for a one-car parking space at the dwelling at 226 Allston Street within the required front yard setback. The Petitioner submitted plans, drawings and photographs detailing the proposed project.

Letters in support of the application for a variance were submitted from City Counsellor Michael Sullivan, from Mary Burke of 225 Allston Street, from Dorothy B. French of 216 Allston Street on behalf of herself, her sister Teresa Rogers and her brother George Bavilt, who own her property with her. A letter from the Cambridge Planning Board was submitted, stating that the Board had concerns about the loss of the front yard to create parking spaces, which detracts from the residential character in neighborhoods.

Ms. Dahl stated that she lives with her 85 year old mother, who has glaucoma and a heart condition, and is hard of hearing. Ms. Dahl stated that she often has to park two to three blocks away from her home, and it is very difficult getting her mother to and from medical appointments. She stated that her mother slipped last year, and she cannot leave her mother unattended when she pulls up in front of the house. The following abutters and neighbors attended the hearing and indicated their support of the variance: Teresa Rogers (214 Allston St.), Rose Clark (232 Allston St.), and Jean Sweetland (2 Allston Ct.). There was some discussion about whether the curb cut and driveway could be placed in the rear of the house, off of Allston Court, so as to avoid having parking in the front yard setback. Ms. Dahl stated that it would be difficult for her mother to get in and out of the car, and that it would be very difficult to manoeuver in and out of a driveway off of Allston Court, because it is so narrow. It was suggested that if the driveway could not be extended back thirty feet from the street, that it would improve the situation to extend the driveway to twenty-five feet or so.

After discussion, the Chairman of the Board moved that the variance to create a curb cut within twenty-five feet of an intersection for a one-car parking space on the owner's lot within the required front yard setback be granted, that the parking or the driveway be twenty-five feet deep, that the car be parked as far back as possible, and that there will be landscaping around the parking area, which will be fenced in with hedges around the fence.

The five member Board voted unanimously to grant the variance.

The Board based its decision on the hardship caused by the literal enforcement of the Ordinance. The hardship is owing to the shape and location of the structure and the land on which it is situated, and especially affects such land and structure, but does

not affect generally the zoning district in which they are located. The Board also found that desirable relief could be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the Ordinance.

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

John Miller
John Miller, Chairperson

Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 7-22-94 by Nancy Pacheco, Clerk.

Twenty days have elapsed since the filing of this decision

No appeal has been filed ✓.

Appeal has been filed and dismissed or denied _____

Date AUG 12 1994 D. Margaret Cherry City Clerk.

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE

RECEIVED BY
CITY CLERK
183 AUG 19 PM 1:50
CAMBRIDGE MA.

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:

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE

RECEIVED BY
CITY CLERK
183 AUG 19 PM 1:50
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 abuttors.

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:

4 / 12 / 94

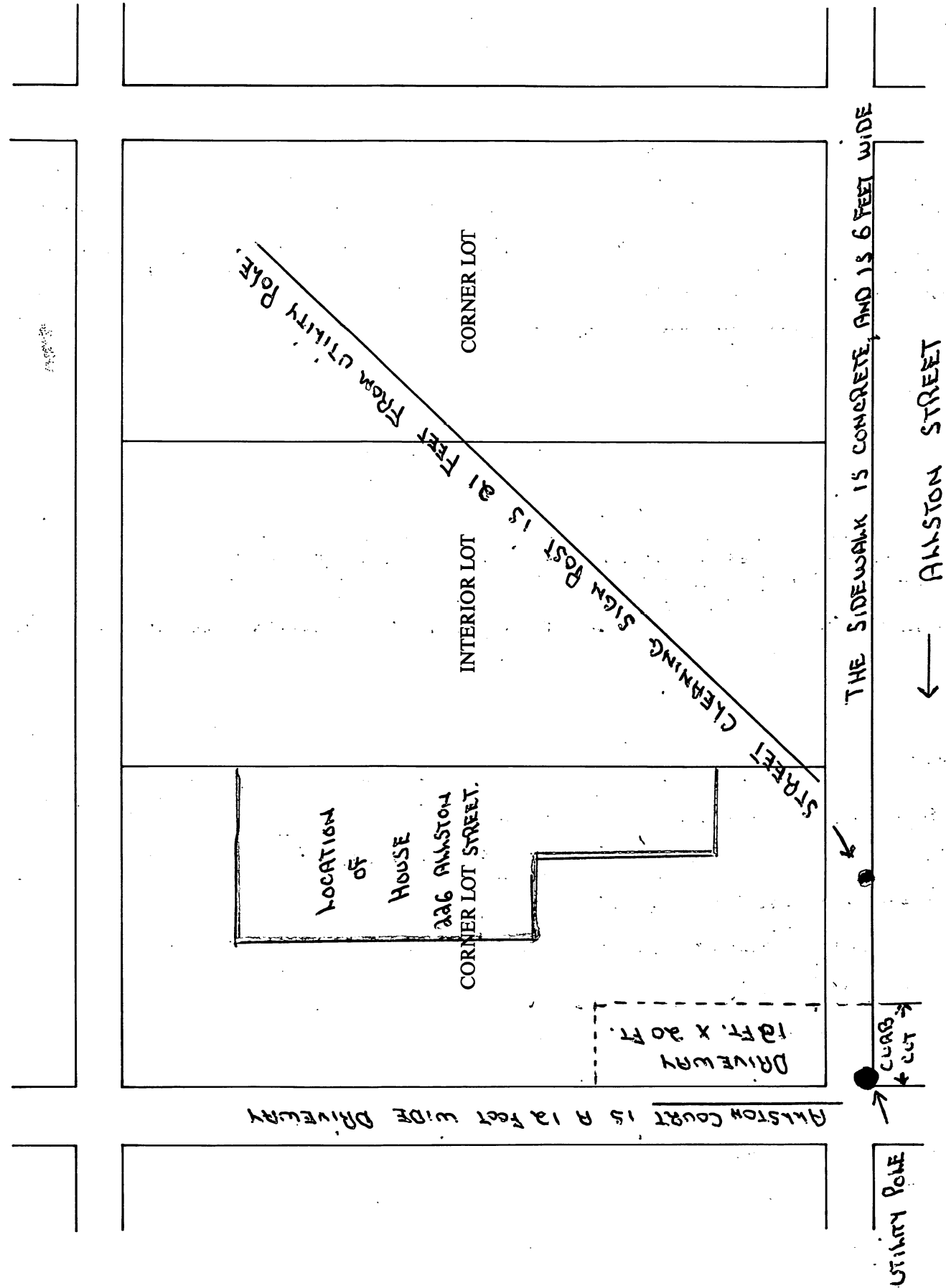
PART I:

Address of proposed curb cut or off-street parking facility: 226 ALHSTON STREETFrontage: 45.15 FEET Block and Lot: NO. 27Setback (distance from building to sidewalk): 10 FEETDistance from proposed driveway to surrounding structures and property line: 10 FEETDimensions of proposed driveway: 12 FEET WIDE BY 20 FEET LONG.Location of any trees, sign posts, fire hydrants, utility poles, etc., in direct vicinity of proposed driveway: PLEASE REFER TO DRAWING #1

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

DRAWING 1:

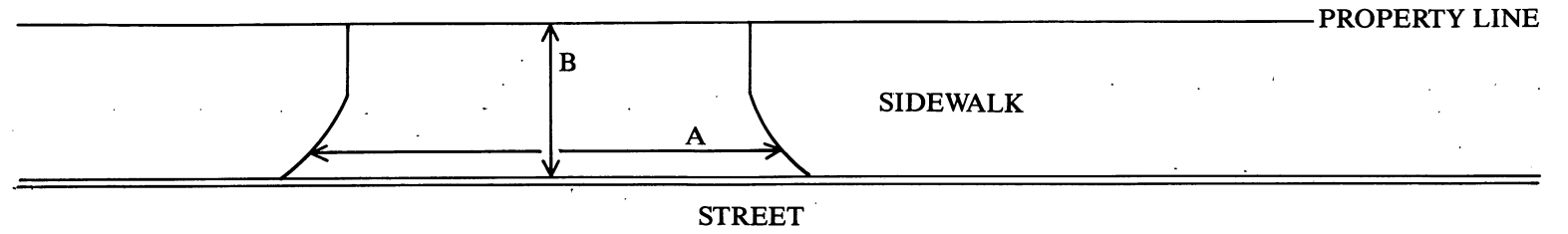
PLEASE INDICATE LOCATION OF HOUSE AND DRIVEWAY.
BE SURE TO GIVE DIMENSIONS OF LOT.



DRAWING 2:

SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE

CITY OF CAMBRIDGE



$$A = 12 \text{ FT.} \div 3 = 4 \text{ YARDS}$$

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

$$A \times B = 8 \text{ SQUARE YARDS}$$

COST ESTIMATE:

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

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

CONCRETE: 8 SQUARE YARDS $\times$ \$40/SQUARE YARD = \$ 320.00

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

DEPARTMENT OF PUBLIC WORKS SCHEDULED DATE FOR CONSTRUCTION: / /

DEPARTMENT OF PUBLIC WORKS STATED FEE: \$ _____

The undersigned agrees to pay the stated fee for the driveway installation in full within two (2) weeks of the estimated starting date of construction before the Department of Public Works shall proceed with construction:

Owner's signature: Hazel L. Wahl Date: 4-12-94

Address: 226 Allston St Cambridge 02139

Funds Received: \$ _____ Check Number: _____

Pat Wahl (work) 225-4476
(home) 864-6415



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 349-4260

FAX (617) 349-4307

D. MARGARET DRURY
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

September 27, 1994

Geneva Malenfant
Hastings Square Neighborhood Assoc.
75 Henry Street
Cambridge MA 02139

Dear Geneva:

Enclosed is a copy of the response that this office received from you on behalf of your neighborhood association with regard to a petition to a curb cut at 226 Allston Street. As you can see, there is no information supplied as to the reason for the association's disapproval of the petition.

At its September 26, 1994 meeting, the City Council placed this item on the table for one week and requested that I write to you to seek information as to the reason for the disapproval by the neighborhood association. Please feel free to fill out the comment section of the copy of the letter I sent you. Written material must be received by my office no later than Thursday at 5 p.m. to be placed on the agenda for the next Monday meeting.

If you would like to discuss this, please call me. Thank you for your assistance in this matter.

Sincerely,

A handwritten signature in cursive script, appearing to read "Margaret".

D. Margaret Drury
City Clerk



OFFICE OF THE CITY

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHU

(617) 349-4260

FAX (617) 349-4307

D. MARGARET DRURY
CITY CLERK

9/26/94

September 14, 1994

Dear Neighborhood Representative:

Please be advised that this office is in receipt of a petition from Hazel Dahl requesting a curb cut at the premises numbered 226 Allston Street, Cambridge, Massachusetts.

The City Council has directed that all curb cut petitions be submitted to the appropriate Neighborhood Associations where said curb cut would be made for their approval, prior to action by the City Council. Please indicate by return mail your approval or disapproval of said petition within ten days from the receipt of this letter. I have enclosed a self-addressed stamped envelope to facilitate your reply.

Your kind cooperation in this matter will be greatly appreciated by the members of the City Council.

Sincerely yours,


D. Margaret Drury
City Clerk

Name of Neighborhood Association: Ward 5 Committee

hereby _____ approve _____ disapprove of said driveway petition.

Comments: _____



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 349-4260

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D. MARGARET DRURY
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

September 14, 1994

Dear Neighborhood Representative:

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Your kind cooperation in this matter will be greatly appreciated by the members of the City Council.

Sincerely yours,


D. Margaret Drury
City Clerk

Name of Neighborhood Association: Ward 5 Committee

hereby _____ approve _____ disapprove of said driveway petition.

Comments: _____

OFFICE OF THE CITY CLERK
City Hall • Cambridge, Mass. 02139

Cathy Hoffman
Ward 5 Committee
67 Pleasant Street
Cambridge, MA 02139



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 349-4260

FAX (617) 349-4307

D. MARGARET DRURY
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

September 14, 1994

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Your kind cooperation in this matter will be greatly appreciated by the members of the City Council.

Sincerely yours,

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

D. Margaret Drury
City Clerk

Name of Neighborhood Association: Hastings Square Neighborhood

hereby _____ approve _____ disapprove of said driveway petition.

Comments: _____

OFFICE OF THE CITY CLERK
City Hall • Cambridge, Mass. 02139

Nancy Woods
Hastings Square Neighborhood
4 Hastings Square
Cambridge, MA 02139

City of Cambridge

MASSACHUSETTS

C. Myers & C. Duehy

In City Council

9/26

1994

Table Consent Commc

	YEA	NAY	ABSENT	PRESENT	
Ms. Kathleen L. Born	✓				
Mr. Francis H. Duehay	✓				
Mr. Jonathan S. Myers	✓				
Mrs. Sheila T. Russell		✓			
Mr. Michael A. Sullivan		✓			
Mr. Timothy J. Toomey, Jr.		✓			
Ms. Katherine Triantafillou	✓				
Mr. William H. Walsh		✓			
Mayor Kenneth E. Reeves			✓		

4 4 1 0



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 349-4260

FAX (617) 349-4307

D. MARGARET DRURY
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

September 14, 1994

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Your kind cooperation in this matter will be greatly appreciated by the members of the City Council.

Sincerely yours,

D. Margaret Drury
City Clerk

Name of Neighborhood Association: Hastings Square Neighborhood

hereby _____ approve ☒ disapprove of said driveway petition.

Comments: _____

Consent Comm # 1

Curb cut - 226 Allston Street -
Hazel Dahl.

W- 147

In City Council,

Sept. 26, 1994

9/26/94 - Tabled failed

4-4-1

Referred to Unfinished
Business for further
information

10/3/94. Order adopted