



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

February 19, 1993

Dear Neighborhood Representative:

Please be advised that this office is in receipt of a petition from Michael Siegel requesting a curb cut at the premises numbered **33 Bellis Circle, 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

D. Margaret Drury
City Clerk

Name of Neighborhood Association: Neighborhood Nine Association

hereby _____ approve _____ disapprove of said driveway petition.

Comments: _____



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Sincerely yours,

D. Margaret Drury
City Clerk

Name of Neighborhood Association: Bellis Circle Association

hereby _____ approve _____ disapprove of said driveway petition.

Comments: _____

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

Neighborhood Nine Association
Howard Medwed
58 Washington Avenue
Cambridge, MA 02140

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

Neighborhood Nine Association
Kathleen Born
3 Walnut Avenue
Cambridge, MA 02140

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

Bellis Circle Association
Dan Geer
40 Bellis Circle
Cambridge, MA 02140

OFFICE OF THE CITY CLERK
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Neighborhood Nine Association
Jack Joseph
32 Linnaean Street
Cambridge, MA 02138



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

RECEIVED BY
OFFICE OF CITY CLERK
1992 JUN -8 PM 3:08
CAMBRIDGE MA.

CASE NO: 6466

LOCATION: 33 Bellis Circle Residence B Zone
Cambridge, MA

PETITIONER: Michael Siegell & Lakshmi Mudunuri

PETITION: Variance: To construct single family dwelling.

VIOLATIONS: Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 6.000, Sec. 6.434 (Minimum Driveway Width). Sec. 6.441b (Setback From Property Line).

DATE OF PUBLIC NOTICE: April 20 & 27, 1992

DATE OF PUBLIC HEARING: May 7, 1992

MEMBERS OF THE BOARD

John Miller, Chairperson
Anthony Mallows
George Spartachino
Lauren Curry
Charles Pierce
Susan Spurlock

X

X
X
X
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.

Case # 6466

Location : 33 Bellis Circle

Petitioners : Michael Siegell and Lakshmi Muduuri

The petitioners appeared before the Board seeking a variance to construct a single family house on the lot located at 33 Bellis Circle.

The petitioners' architect appeared before the Board on behalf of the petitioners. It was stated to the Board that an abandoned and dilapidated dwelling existed on the lot, which was not salvageable. The petitioners proposed to demolish the dwelling and construct an approximately two thousand eight hundred square foot two and one half story single family dwelling on the site.

It was further represented to the Board that all abutters to the property had been contacted and approved the proposed construction. The petitioners submitted a petition in support of the project signed by approximately twenty neighborhood residents. No opposition was presented to the Board.

The petitioners submitted plans, drawings and photographs detailing the site and the proposed project. The petitioners stated that they would seek the approval of the Historical Commission with regard to the project and had not yet received a demolition permit.

Following discussion, the Chairman moved to grant the variance to allow for the construction of a single family dwelling on the property located at 33 Bellis Circle, the work to be performed in approximate conformance with the plans submitted to the Board, drawn by Richard Griffin on May 5, 1992. The five member Board unanimously voted to grant the variance.

The Board based its decision upon the hardship caused the petitioner 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, especially owing to such land and structure but not generally affecting the zoning district in which they are located. The Board further found that desirable relief may be granted without either substantial detriment to the public good or nullification of or derogation 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 6-8-92 by Maria Gavar, 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 _____ City Clerk.

APPLICATION FOR CURB CUTS AND OPENINGS
ABUTTOR'S FORM

CITY OF CAMBRIDGE

To Whom It May Concern:

As owner or agent of 31 BELLIS CIRCLE

Cambridge, Massachusetts, I do hereby declare



Approval



Disapproval

of the installment of:

Off-Street Parking Facility located at

33 Bellis Circle

Print Name:

TIMOTHY WILTON

Signed:

[Signature]

Date: 11/20/92

Address:

31 BELLIS CIR CAMBRIDGE MA 02140

APPLICATION FOR CURB CUTS AND OPENINGS
ABUTTOR'S FORM

CITY OF CAMBRIDGE

To Whom It May Concern:

As owner or agent of 37 Bellis Circle

Cambridge, Massachusetts, I do hereby declare



Approval



Disapproval

of the installment of:

Off-Street Parking Facility located at 33 Bellis Circle

Print Name: ROBERT MARQUIS

Signed: Robert Marquis

Date: 22 Nov 1992

Address: 37 BELLIS CIRCLE CAMBRIDGE MA

APPLICATION FOR CURB CUTS AND OPENINGS
ABUTTOR'S FORM

CITY OF CAMBRIDGE

To Whom It May Concern:

As owner or agent of 32 Bellis Circle

Cambridge, Massachusetts, I do hereby declare



Approval



Disapproval

of the installment of:

Off-Street Parking Facility located at 33 Bellis Circle

Print Name:

TERRY COURTNEY

Signed:

Terry Courtney

Date:

11/21/92

Address:

32 Bellis Circle Camb 02140

APPLICATION FOR CURB CUTS AND OPENINGS

CITY OF CAMBRIDGE



INSTRUCTIONS:

In order to obtain permission for a curb 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 curb cut, including dimensions, on Drawing 2. You may then calculate the cost of the curb cut by using the formula based on your choice of surfaces. You must also include a signed abuttor sheet for each of your abutters: 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 Department
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 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:

11/17/92

PART I:

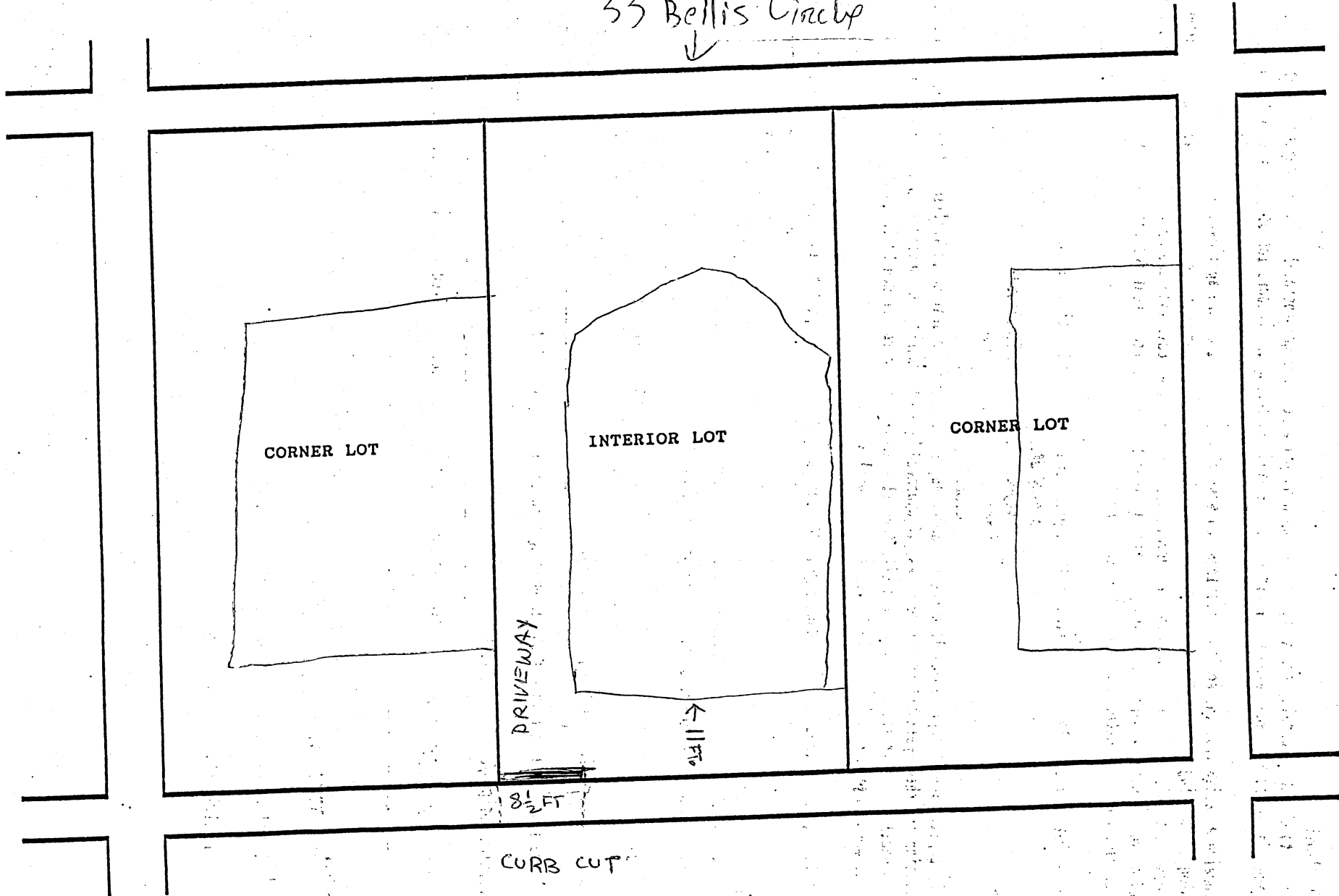
Address of proposed curb cut or off-street parking facility:		33 Bellis Circle
Frontage:	82 Feet 35 FT across	Block and Lot:
Setback (distance from building to sidewalk):		11 FT.
Distance from proposed curb cut to surrounding structures and property line:		On or near 31 Bellis Circle Property Line
Dimensions of proposed curb cut:		8 1/2 Feet
Location of any trees, sign posts, fire hydrants, utility poles, etc., in direct vicinity of proposed curb cut:		None

- ☒ Plot plan is included ON FILE
- ☒ Sketch of curb cut with cost estimate is included
- ☒ All abuttor's forms are included

DRAWING 1:

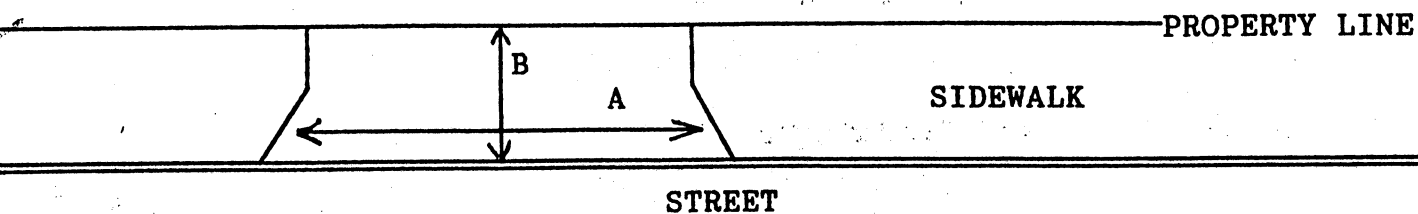
PLEASE INDICATE LOCATION OF HOUSE AND DRIVEWAY.
BE SURE TO GIVE DIMENSIONS OF LOT.

33 Bellis Circle
↓



SKETCH OF PROPOSED CURB CUT WITH COST ESTIMATE

CITY OF CAMBRIDGE



A = 8 1/2 FT. $\div$ 3 = 2 1/2 YARDS

B = 3 FT. $\div$ 3 = 1 YARDS

A x B = 2 1/2 SQUARE YARDS

COST ESTIMATE:

BRICK: SQUARE YARDS x \$70/SQUARE YARD = \$

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

CONCRETE: SQUARE YARDS x \$40/SQUARE YARD = \$

ASPHALT: SQUARE FEET x 1 TON/40 SQUARE FEET x \$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 curb cut installation in full within two (2) weeks of the estimated starting date of construction before the Department of Public Works shall proceed with construction:

Print name: Michael Siegel

Telephone #: 864-3997

Owner's signature: Michael Siegel

Date: 11/17/92

Address: 13 Bellis Circle
Cambridge, MA 02140

Funds Received: \$

Check Number:

APPLICATION FOR CURB CUTS AND OPENINGS

CITY OF CAMBRIDGE

PART II: INSPECTIONAL SERVICES DEPARTMENT



Application approved



Application denied

Reason: BZA C466

Signature: [Signature]

Date: 12/23/92

Title: BZ

PART III: TRAFFIC AND PARKING DEPARTMENT



Application approved



Application denied

Reason:

Signature: [Signature]

Date: 2.5.93

Title: DEP. TRAFFIC DIR.

PART IV: HISTORICAL COMMISSION



Application approved



Application denied

Reason:

Signature: [Signature]

Date: 2.5.93

Title: EXCUT

PART V: PUBLIC WORKS DEPARTMENT



Application approved



Application denied

Reason:

Signature: [Signature]

Date: 2/10/93

Title: Sup't of Street



City of Cambridge

Communication # 7 & 8

IN CITY COUNCIL

March 1, 1993

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.

Michael Siegell
Gerard Francois

33 Bellis Circle Street
223 Norfolk Street

In City Council March 1, 1993.

Adopted by the affirmative vote of nine members.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

A handwritten signature in cursive script that reads "D. Margaret Drury".

D. Margaret Drury
City Clerk

Consent Comm. # 7

W-19

Curb cut - 33 Bellis Circle - Michael
Siegel.

In City Council,

March 1, 1993

Order adopted