



City of Cambridge

COMMUNICATION # 8

IN CITY COUNCIL

MAY 24, 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.

Marcia Zucker
Ira Sills

333 Huron Avenue

In City Council May 24 1993.
Adopted by the affirmative vote of nine members.
Attest:- D. Margaret Drury, City Clerk.

A true copy; *D. Margaret Drury*

ATTEST:-

D. Margaret Drury
City Clerk



RECEIVED BY
OFFICE OF CITY CLERK

1993 MAY 20 PM 12: 23

OFFICE OF THE CITY CLERK

CAMBRIDGE MA.

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

May 10, 1993

Dear Neighborhood Representative:

Please be advised that this office is in receipt of a petition from Marcia Zucker and Ira Sills requesting a curb cut at the premises numbered **333 Huron Avenue, 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 Ten Association

hereby ☒ approve ☐ disapprove of said driveway petition.

Comments: _____



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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

D. Margaret Drury
City Clerk

Name of Neighborhood Association: Bellis Circle Association

hereby _____ approve _____ disapprove of said driveway petition.

Comments: _____



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Sincerely yours,

D. Margaret Drury
D. Margaret Drury
City Clerk

Name of Neighborhood Association: Neighborhood Ten Association

hereby _____ approve _____ disapprove of said driveway petition.

Comments: _____



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Sincerely yours,

D. Margaret Drury

D. Margaret Drury
City Clerk

Name of Neighborhood Association: Haggerty Community Schools

hereby _____ approve _____ disapprove of said driveway petition.

Comments: _____



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Sincerely yours,

D. Margaret Drury
D. Margaret Drury
City Clerk

Name of Neighborhood Association: Howard Medwed

hereby _____ approve _____ disapprove of said driveway petition.

Comments: _____

Neighborhood Nine Association
c/o Jack Joseph, Pres.
32 Linnaean Street
Cambridge, MA 02138

Bellis Circle Association
c/o Terry Courtney, Pres.
32 Bellis Circle
Cambridge, MA 02140

Neighborhood Ten Association
c/o Stuart Lesser
115 Lexington Avenue
Cambridge, MA 02138

Mr. Howard Medwed
58 Washington Avenue
Cambridge, MA 02140

Haggerty Community Schools
c/o Mary Mullaney
63 Holworthy Street
Cambridge, MA 02138

APPLICATION FOR CURB CUTS AND OPENINGS
ABUTTOR'S FORM

CITY OF CAMBRIDGE

To Whom It May Concern:

As owner or agent of 77 Fayerweather

Cambridge, Massachusetts, I do hereby declare



Approval



Disapproval

of the installment of: extending driveway curb cut

Off-Street Parking Facility located at Huron side of

81 Fayerweather St.

Print Name: Jennifer Biauchi

Signed: Jennifer Biauchi

Date: 6/20/91

Address: 77 Fayerweather St

APPLICATION FOR CURB CUTS AND OPENINGS
ABUTOR'S FORM

CITY OF CAMBRIDGE

To Whom It May Concern:

As owner or agent of 75 Fayerweather, Unit 1

Cambridge, Massachusetts, I do hereby declare



Approval



Disapproval

of the installment of: extension of driveway curb cut

Off-Street Parking Facility located at Huron Ave side

of 81 Fayerweather

Print Name: AVERY RIMER

Signed: Avery Rimer

Date: 6/21/91

Address: 75 Fayerweather St., Cambridge, Ma. 02138

APPLICATION FOR CURB CUTS AND OPENINGS
ABUTTOR'S FORM

CITY OF CAMBRIDGE

To Whom It May Concern:

As owner or agent of 325 Huron Ave

Cambridge, Massachusetts, I do hereby declare



Approval



Disapproval

of the installment of: extend driveway curb cut

Off-Street Parking Facility located at Huron side of

81 Fayerweather St.

Print Name: ERNEST E. DUNBAR

Signed: Ernest E. Dunbar

Date: 6/21/91

Address: 325 Huron Ave.

APPLICATION FOR CURB CUTS AND OPENINGS
ABUTTOR'S FORM

CITY OF CAMBRIDGE

To Whom It May Concern:

As owner or agent of 87 Fayerweather St

Cambridge, Massachusetts, I do hereby declare



Approval



Disapproval

of the installment of: extend driveway curbcut

Off-Street Parking Facility located at Huron Ave side of

81 Fayerweather St

Print Name: Donald M. Murray
Jean Murray

Signed: Donald M. Murray
Jean Murray

Date: 6-21-91

Address: 87 Fayerweather St

APPLICATION FOR CURB CUTS AND OPENINGS
ABUTTOR'S FORM

CITY OF CAMBRIDGE

To Whom It May Concern:

As owner or agent of 83 FAYERWEATHER

Cambridge, Massachusetts, I do hereby declare



Approval



Disapproval

of the installment of: extension of drive-way curb cut

Off-Street Parking Facility located at HURON AVE side of

81 Fayerweather Street

Print Name: ANN BRODY

Signed: Ann Brody

Date: 7/30/91

Address: 83 FAYERWEATHER ST., CAMB

APPLICATION FOR CURB CUTS AND OPENINGS
ABUTTOR'S FORM

CITY OF CAMBRIDGE

To Whom It May Concern:

As owner or agent of 77 Fayerweather Street, Unit 2

Cambridge, Massachusetts, I do hereby declare



Approval



Disapproval

of the installment of: extension of curbcut

Off-Street Parking Facility located at HURON AVE side of

81 Fayerweather

Print Name: Charles L. Bryson

Signed: Charles L. Bryson

Date: 7/29/91

Address: 77 Fayerweather Street, Cambridge, MA

APPLICATION FOR CURB CUTS AND OPENINGS
ABUTTOR'S FORM

CITY OF CAMBRIDGE

To Whom It May Concern:

As owner or agent of 328 HURON AVE

Cambridge, Massachusetts, I do hereby declare



Approval



Disapproval

of the installment of: an extension of drive-way curb-cut

Off-Street Parking Facility located at HURON AVE side of

81 Fayerweather Street property

Print Name: MARGARET T. COLEMAN

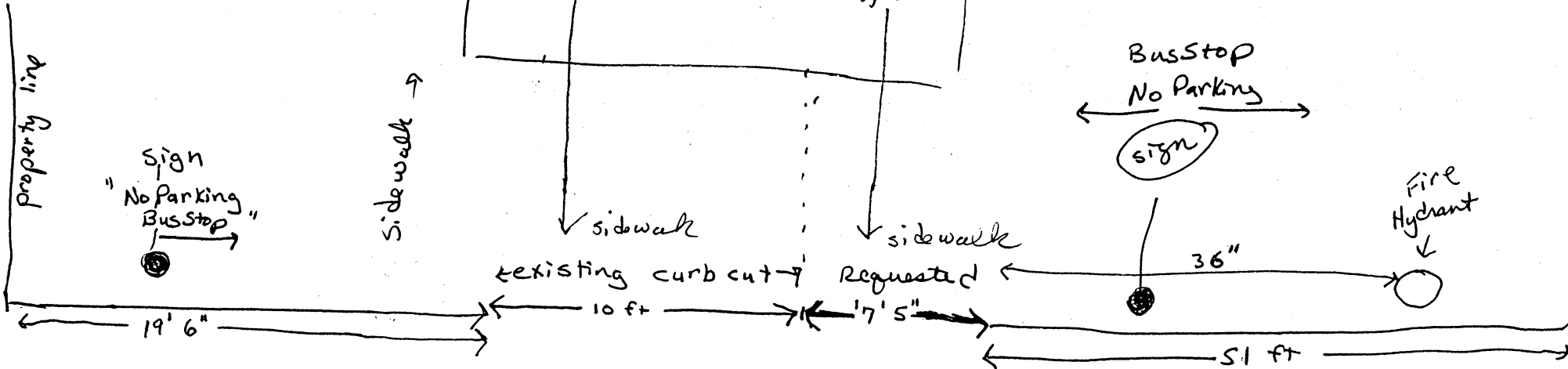
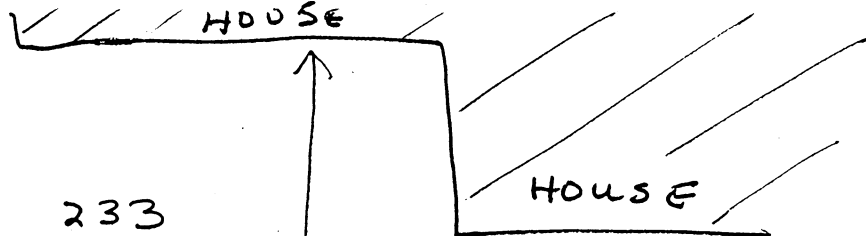
Signed:

Margaret T. Coleman

Date: 8/10/91

Address: 132 Arrowhead Drive, West Lafayette, IN 47906

BLOCK 233
LOT 125



Fayerweather Street

Huron Avenue



City of Cambridge

MASSACHUSETTS

1992 MAY 13 AM 11:04

BOARD OF ZONING APPEAL

CAMBRIDGE MA.

CASE NO: 6413

LOCATION: 81 Fayerweather Street Residence B Zone
Cambridge, MA

PETITIONER: Marcia Zucker & Ira Sills

PETITION: Variance: To widen curb cut to continue parking
in the front yard.

VIOLATIONS: Art. 6.000, Sec. 6.441(c) (Front Yard Parking).

DATE OF PUBLIC NOTICE: February 3 & 10, 1992

DATE OF PUBLIC HEARING: February 20, 1992

MEMBERS OF THE BOARD

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

X
X
X
X
X

ASSOCIATE MEMBERS

Bruce T. Eisenhut

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.

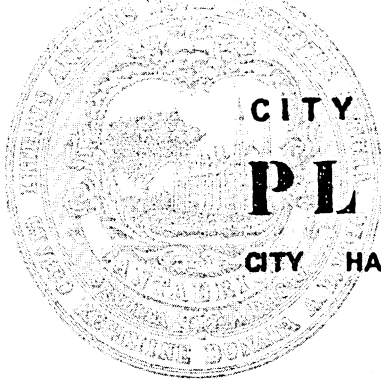
The Board is familiar with the location of the petitioner's property, the layout and other characteristics as well as the surrounding district.

MARGINAL FILED
BOOK 18052 PAGE 206

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802

MSD 06/09/92 01:51:49



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

April 2, 1992

To: The Board of Zoning Appeal
From: The Planning Board
RE: BZA case 6431 - 81 Fayerweather Street

1992 APR 2 PM 3 31
CITY OF CAMBRIDGE
RECORDING OFFICE

The Planning Board reviewed the above case with the applicant, Ira Sills, at the March 31, 1992 general business meeting. The following comments are being submitted to the Board of Zoning Appeal in the event that this application for extension of a curb cut to serve parking already at grade within the required front yard setback (Section 6.44.1(c)) is discussed further. It is the Board's understanding from the applicant that consideration of the case has been continued by the Board of Zoning Appeal from the earlier date at which it was scheduled to be heard.

After reviewing the case with the applicant, including a review of a number of photographs of the site, the Planning Board is prepared to alter its initial recommendation that the request for a curb cut extension be denied. However, the Planning Board would like to reiterate the importance of the fundamental planning objectives regarding the limitation on the use of the front yard setbacks for parking cars at grade as embodied in the Zoning Ordinance. The Board's concern and the regulation's intent are to preserve, maintain and encourage the front yards as landscaped areas which are important to establishing the character of a neighborhood. In this case the parking already exists and the applicant is requesting safer access to those existing spaces. The Board would request that the Board of Zoning Appeal limit the expansion of the curb cut to one section of the granite curbing evident in the photographs, on the right side of the current curb cut. The Planning Board would suggest that section at the easterly edge of the curb be dropped, resulting in a length of curb cut of approximately 17.5 feet. The Board would also strongly urge conditions requiring more landscaping and screening of the parking area at the sidewalk. This might mitigate some of the negative impacts of the front yard parking on the surrounding neighborhood.

Case # 6413

Petitioner : Marcia Zucker and Ira Sills

Location : 81 Fayerweather Street

The petitioners appeared before the Board seeking a variance to allow the widening of an existing curb cut located on the property at 81 Fayerweather Street.

The petitioners represented to the Board that they sought to widen the existing curb cut to afford safer access to the parking area located on the property. The petitioners further represented that parking on the site was located within the front yard setback. In this regard, the petitioners stated that the prior owner of the property had also parked within the front yard setback since approximately 1982. The petitioners also stated that they had originally requested a widening to 21 feet, but had modified their request for an increase to seventeen and one half feet.

The Board recognized a letter submitted by the Planning Board which retracted an earlier recommendation against the widening of the curb cut. The Planning Board stated that at its earlier hearing of the matter it was not aware that parking already existed on the site. The Planning Board recommended in favor of granting the variance conditioned upon the landscaping and screening of the parking area by the petitioners.

No opposition was presented to the Board in this regard.

The petitioners presented plans, photographs and drawings of the parking area.

Following discussion, the Chairman moved to grant the variance to allow the petitioners to widen the curb cut to seventeen and one half feet in accordance with the recommendations made by the Planning Board in its letter dated April 2, 1992, regarding the petitioners attempt to provide screening at the sidewalk and landscaping of the parking area. The five member Board voted unanimously 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 found that many properties located in the surrounding area also contained parking spaces within their front yard setbacks. 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.

John Miller

TEMPORARY

00 13-9, 104

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 choice of surfaces. You must also include a signed abutter sheet for each of your abutters: back yard, one on either side and the abutter 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 / 3 / 93

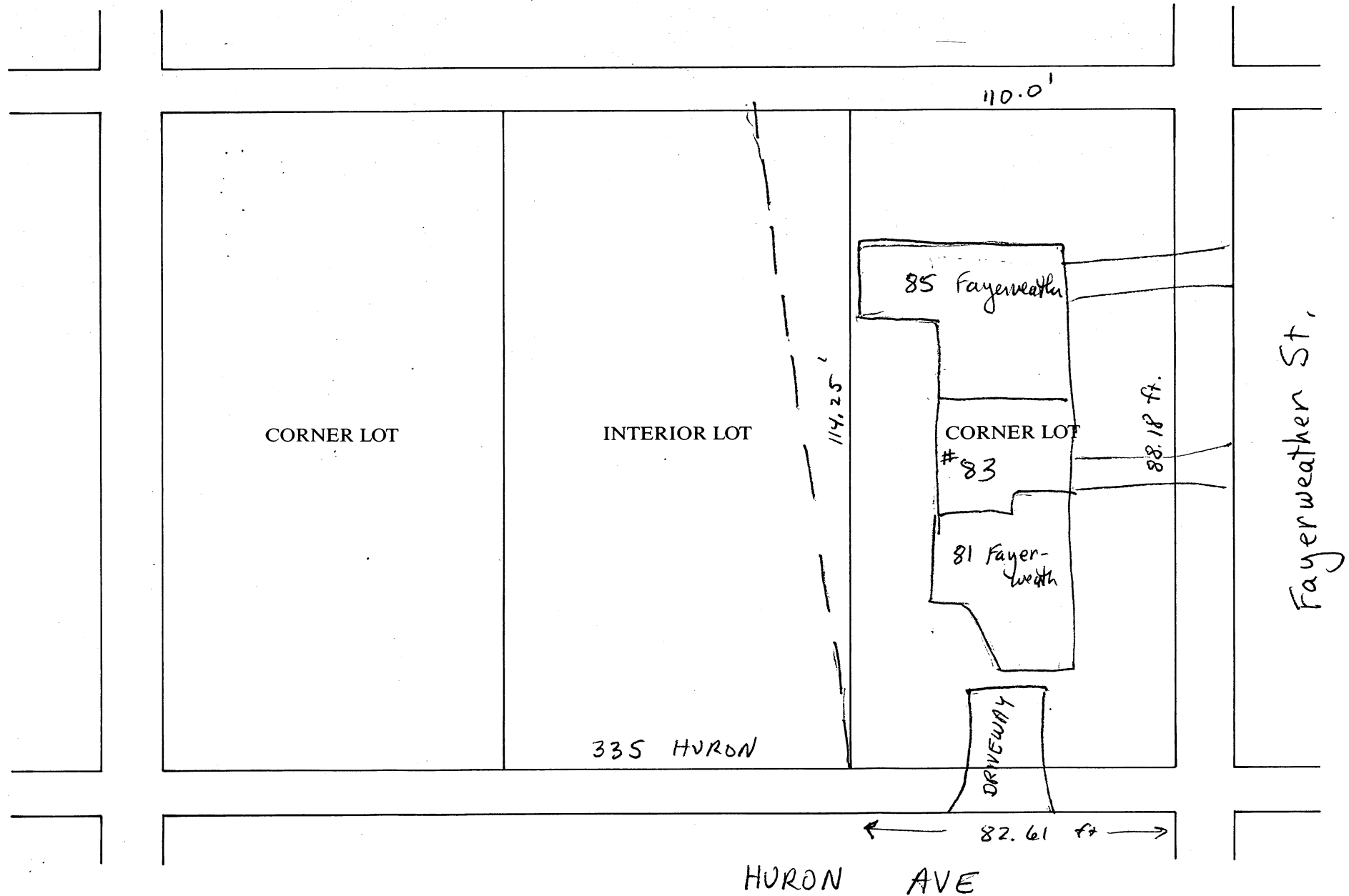
PART I:

Address of proposed curb cut or off-street parking facility: <u>333 HURON AVE (property: 81 Fayerweather)</u>	
Frontage: <u>HURON AVE = 82.61 feet</u>	Block and Lot: <u>BLOCK: 233 LOT: 125</u>
Frontage: <u>Fayerweather = 88.18 feet</u>	
Setback (distance from building to sidewalk): <u>19.5 ft.</u>	
Distance from proposed driveway to surrounding structures and property line: <u>19.5' to abutter property line</u>	
Dimensions of proposed driveway: <u>17.5 ft at sidewalk x 19.5 ft in length</u>	
Location of any trees, sign posts, fire hydrants, utility poles, etc., in direct vicinity of proposed driveway: <u>see drawing</u>	
<u>hydrant = 36 ft from driveway</u>	

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

DRAWING 1:

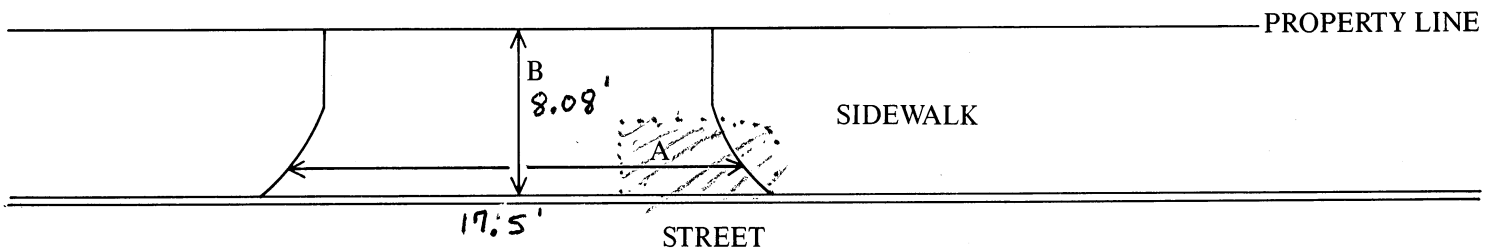
PLEASE INDICATE LOCATION OF HOUSE AND DRIVEWAY.
BE SURE TO GIVE DIMENSIONS OF LOT.



DRAWING 2:

SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE

CITY OF CAMBRIDGE



$$A = 17.5 \text{ FT.} \div 3 = 5.83 \text{ YARDS}$$

$$B = 8.08 \text{ FT.} \div 3 = 2.69 \text{ YARDS}$$

$$A \times B = 15.68 \text{ SQUARE YARDS}$$

COST ESTIMATE:

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

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

CONCRETE: 15.68 SQUARE YARDS $\times$ \$40/SQUARE YARD = \$ 627.20

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

if just replace 2 shaded
squares of concrete
 $9.91 \div 3 = 3.3$
 $8.0 \div 3 = 2.66$
8.8 sq yds.

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

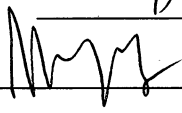
CITY OF CAMBRIDGE

PART II: INSPECTIONAL SERVICES DEPARTMENT

☒ Application approved

☐ Application denied

Reason: BZA 6413 - subject to Planning Board recommendation

Signature: 

Date:

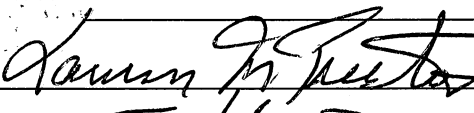
Title:

PART III: TRAFFIC AND PARKING DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature: 

Date: 4.27.93

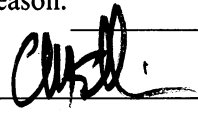
Title: Dep Traffic Div.

PART IV: HISTORICAL COMMISSION

☒ Application approved

☐ Application denied

Reason:

Signature: 

Date: 4.27.93

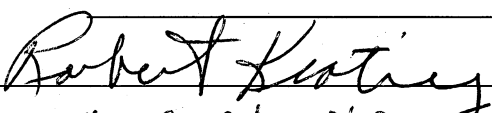
Title: BxD CHL

PART V: PUBLIC WORKS DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature: 

Date: 5/7/93

Title: Sup of Streets

APPLICATION FOR CURB CUTS AND OPENINGS
ABUTTOR'S FORM

CITY OF CAMBRIDGE

To Whom It May Concern:

As owner or agent of 335 Huron Ave

Cambridge, Massachusetts, I do hereby declare



Approval



Disapproval

of the installment of: extension of curb cut

Off-Street Parking Facility located at HURON AVE SIDE OF

81 FAYERWEATHER STREET

Print Name:

Adrienne Miesmer Cosel

Signed:

Adrienne Miesmer Cosel

Date: 10/31/91

Address:

335 HURON AVE Cambridge MA 02138

Consent Comm. # 8

H-63

RE: Request for curf cut 333 Huron Ave
(Marcia Zucker & Ira Sills)

In City Council,
May 24, 1993

Order Adopted
Copies