



6

RECEIVED
CITY OF CAMBRIDGEJUN 28 PM 4:15
CAMBRIDGE MA.

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 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
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:

/ /

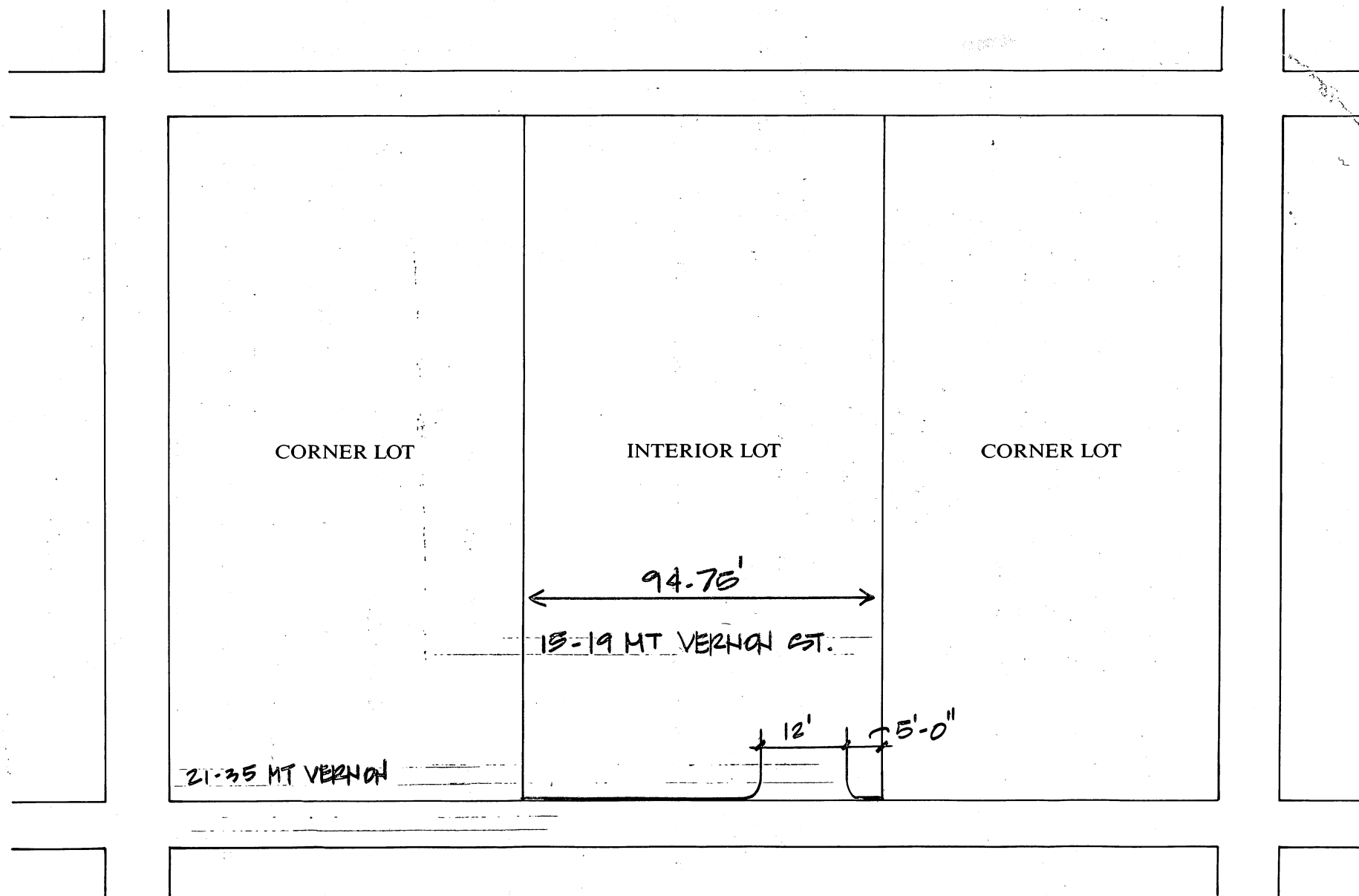
PART I:

Address of proposed curb cut or off-street parking facility:		15-19 Mt. Vernon Street
Frontage:	94.75'	Block and Lot:
Setback (distance from building to sidewalk):		13' / 15'
Distance from proposed driveway to surrounding structures and property line: 3'-7" and 5'-0"		
Dimensions of proposed driveway: 12' wide		
Location of any trees, sign posts, fire hydrants, utility poles, etc., in direct vicinity of proposed driveway:		

- ☒ 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.





City of Cambridge

Calendar Item # 14

IN CITY COUNCIL

May 15, 1995

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.

15-19 Mt. Vernon Street Development Trust 15-19 Mt. Vernon Street

In City Council May 15, 1995.

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

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of

DANIEL P. FERRECCI, 16-2 UPLAND ROAD☒ approval

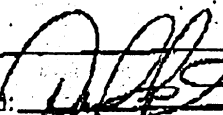
Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 15-19 Mt Vernon Street

Signed:

(TO EXISTING CURB CUT FROM LEFT SIDE TO
RIGHT SIDE OF LOT.)

Date:

2-7-95

Address:

16-2 UPLAND ROAD, CAMBRIDGE

To Whom It May Concern:

As owner or agent of

Lesley Realty Corp.
1840 Mass Ave☒ approval

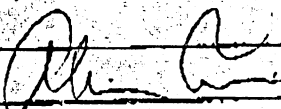
Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 15-19 Mt Vernon Street

Signed:



Date:

2/14/95

Address:

1840 Mass Ave

To Whom It May Concern:

As owner or agent of

☐ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 15-19 Mt Vernon Street

Signed:

Date:

Address:

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 20 MT. VERNON ST.☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 15-19 Mt Vernon StreetSigned: [Signature]Date: 02/21/95

Address: _____

To Whom It May Concern:

As owner or agent of 8 Mt Vernon St☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 15-19 Mt Vernon StreetSigned: [Signature]Date: 2/21/95Address: 8 Mt Vernon StCambr. MA 02140

To Whom It May Concern:

As owner or agent of _____

☐ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 15-19 Mt Vernon Street

Signed: _____

Date: _____

Address: _____

February 15, 1995

To Whom It May Concern:

It is our understanding, that the members of the three condominium associations (1-4 Mt. Vernon Place, 21-27Mt Vernon St, and 31-35Mt Vernon St) which comprise the property which abutts our project on the west property line, will sign-off on the proposed relocation of the curb cut toward the Mass Ave location when

*the owners of 35Mt Vernon, 1 and 2Mt Vernon Place have had a chance to inspect their new spaces in our new project

*their has been a mutually satisfactory solution to the water mitigation issues at 1 and 3 Mt Vernon Place

We believe that these issues, and thus the above mentioned signatures should be in place prior to any City Council hearing on the relocation of the curb cut for 15-19 Mt Vernon Street

Trustee
15-19 Mt Vernon Street Development Trust

A handwritten signature in black ink, appearing to read "T. Rode", is written over the printed name of the Trustee.

February 16, 1995

To Whom It May Concern:

We have hand delivered a package to the office of dentist Kenneth Siemen at 14 Upland Road explaining our intention to move the curb cut location of our project at 15-19 Mt. Vernon Street closer to Mass. Ave. The information and signature form have been there for 2 weeks. We have inquired as to the status of the application and have not received a signature at this time.

Trustee
15-19 Mt Vernon Street Development Trust



95 FEB 16 PM 2 30

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of

DANIEL P. FERRUCCI, 16-2 URBANO ROAD☒ approval

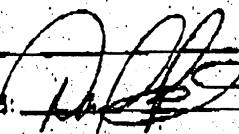
Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 15-19 Mt Vernon Street

Signed:

(TO EXISTING CURB CUT FROM LEFT SIDE TO
RIGHT SIDE OF LOT.)

Date:

2-7-95

Address:

16-2 URBANO ROAD, CAMBRIDGE

To Whom It May Concern:

As owner or agent of

1780-98 MASS. AVENUE☒ approval

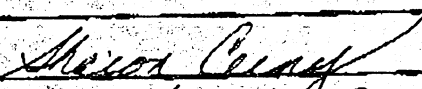
Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 15-19 Mt Vernon Street

Signed:



Date:

FEB 14 1995

Address:

1815 MASS. AVE, SUITE 415

To Whom It May Concern:

As owner or agent of

☐ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 15-19 Mt Vernon Street

Signed:

Date:

Address:

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of

DANIEL P. FERRECCI, 16-2 UPLAND ROAD



approval

Cambridge, Massachusetts, I do hereby declare



disapproval

of the installment of:

Off-Street Parking Facility located at 15-19 Mt Vernon Street

MOVE
(TO EXISTING CURB CUT FROM LEFT SIDE TO
RIGHT SIDE OF LOT.)

Signed:

Date:

2-7-95

Address:

16-2 UPLAND ROAD, CAMBRIDGE

To Whom It May Concern:

As owner or agent of



approval

Cambridge, Massachusetts, I do hereby declare



disapproval

of the installment of:

Off-Street Parking Facility located at 15-19 Mt Vernon Street

Signed:

Date:

Address:

To Whom It May Concern:

As owner or agent of



approval

Cambridge, Massachusetts, I do hereby declare



disapproval

of the installment of:

Off-Street Parking Facility located at 15-19 Mt Vernon Street

Signed:

Date:

Address:

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 15-19 Mt Vernon Street,

☐ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 15-19 Mt Vernon Street

Signed: _____ Date: _____

Address: _____

To Whom It May Concern:

As owner or agent of _____,

☐ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 15-19 Mt Vernon Street

Signed: _____ Date: _____

Address: _____

To Whom It May Concern:

As owner or agent of _____,

☐ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 15-19 Mt Vernon Street

Signed: _____ Date: _____

Address: _____

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTOR'S FORM

To Whom It May Concern:

As owner or agent of _____,

☐ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at _____

Signed: _____ Date: _____

Address: _____

Alan Pan Lester
Dr Sieman, Opland
Condo Owner



CITY OF CAMBRIDGE
Traffic, Parking and Transportation
57 Inman Street,
Cambridge, Massachusetts 02139

Susan E. Clippinger
Director

Administration	349-4700
Parking Violations	349-4705
Resident Parking	349-4701

Interim Parking Control Committee
Cambridge, MA

D E C I S I O N

On April 19, 1995, a Public Hearing was held by the Interim Parking Control Committee (IPCC) at the Department of Traffic, Parking and Transportation, 57 Inman Street, Cambridge, MA on the application of:

15-19 Mt. Vernon St. Development Trust
c/o David Aposhian, Trustee
171 Brookline Street
Cambridge, MA 02139

Its successors and assigns in interest to the site at:

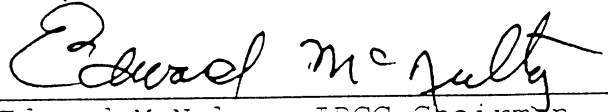
15-19 Mount Vernon Street
Cambridge, MA 02140

The application was for 12 exempt residential parking spaces located at 15-19 Mount Vernon Street. A quorum of the committee present, a majority of those members present and voting, approved the application four (4) to zero (0) conditioned upon the following:

1. Three (3) parking spaces at 15-19 Mount Vernon Street are for the use of residents at 21-35 Mount Vernon Street who were not deeded parking spaces. This is to be done either through easement agreements for access/egress to the parking spaces or deeds to the parking spaces.

5-3-95

Date:



Edward McNulty, IPCC Chairman



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

RECEIVED BY
CLERK OF CITY CLERK

1991 DEC 23 PM 2:43

CAMBRIDGE MA.

CASE NO: 6362

LOCATION: 19-35 Mt. Vernon Street Residence C-1 Zone
Cambridge, MA

PETITIONER: Mt. Vernon Street Development Trust
David Aposhian, Tr.

PETITION: Variance: To increase the floor area ratio only in
below grade basement/cellar within building
envelope. Provide eleven compact parking spaces.

VIOLATIONS: Art. 11.000, Sec. 11.152 (Maximum Floor Area/
Townhouse Ordinance). Art. 6.000, Sec. 6.34
(Parking Allocation).

DATE OF PUBLIC NOTICE: November 7 & 14, 1991

DATE OF PUBLIC HEARING: November 21, 1991

MEMBERS OF THE BOARD

Kelvin Gadd, Chairperson
Susan Spurlock, Vice Chairman
Lisa DeLima
Edward R. Goode
John Miller

X
X
X
X

ASSOCIATE MEMBERS

George Spartichino

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.

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.


Melvin Gadd, Chairperson

Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 12-23-91 by Maria Shaw, 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.

Case # 6362

Location : 19-35 Mount Vernon Street

Petitioner : Mount Vernon Street Development Trust

The petitioner appeared before the board seeking a variance to allow the increase of below grade area floor area within the existing footprint and to provide for 11 compact parking spaces on the property located at 19-35 Mt. Vernon Street.

A representative of the petitioner stated to the Board that following four months of negotiations in this regard, the petitioner and the Neighborhood Nine Association had reached an agreement. The petition before the Board reflected that agreement, and the petitioner submitted the agreement to the Board. The representative submitted a petition in support of the variance signed by abutters to the property.

The petitioner submitted plans, drawings and photographs to the Board detailing the proposed work to be performed.

No opposition was presented in this regard.

Following discussion, the Chairman moved to grant the Variance to allow the increase in floor area ratio and the allowance of compact parking spaces to be located in the basement of the property at 19-35 Mount Vernon Street. The Chairman moved to incorporate the agreement submitted by the petitioner and the conditions set forth therein into the decision of the Board. The Chairman conditioned the relief upon the submission of a final set of plans to Board member John Miller for his approval and sign-off. 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 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.



CITY OF CAMBRIDGE
Traffic, Parking and Transportation
57 Inman Street,
Cambridge, Massachusetts 02139

Susan E. Clippinger
Director

Administration	349-4700
Parking Violations	349-4705
Resident Parking	349-4701

May 3, 1995

15-19 Mt. Vernon St. Development Trust
c/o David Aposhian, Trustee
171 Brookline Street
Cambridge, MA 02139

Dear Mr. Aposhian,

Your application for a Determination of Exclusion for the residential parking facility located at 15-19 Mount Vernon Street, Cambridge, MA has been reviewed and a Public Hearing was held on April 19, 1995, at the Department of Traffic, Parking and Transportation, 57 Inman Street, Cambridge, MA. At this hearing the Interim Parking Control Committee (IPCC) determined that your parking facility would have been entitled to an exemption under the rules of the Parking Freeze at the time the facility began operation, as allowed by Section 10.16.040 of the Cambridge Municipal Code, Parking Freeze Ordinance.

Therefore, a Determination of Exclusion is hereby granted for 12 residential parking spaces located at 15-19 Mount Vernon Street, Cambridge, MA. The approval is granted contingent upon 3 parking spaces at 15-19 Mount Vernon Street being for the use of residents at 21-35 Mount Vernon Street, either through easement agreements or deeds, who were not deeded parking spaces at the 21-35 Mount Vernon Street. Control of these 12 parking spaces shall be as stated in your application. Nothing set forth in this letter shall relieve you, as applicant, from complying with any applicable statute or regulation.

Very truly yours,

Susan E. Clippinger
Director

cc. Thomas Powers, DEP
Robert Healy, City Mgr.
Don Drisdell, Law Dept.
Susan Schlesinger, CDD
Robert Bersani, Inspec. Serv.
Richard Scali, Lic. Comm.



CITY OF CAMBRIDGE
Traffic and Parking
57 Inman Street,
Cambridge, Massachusetts 02139

George Teso
Director

Administration	349-4700
Parking Violations	349-4705
Resident Parking	349-4701

INTERIM PARKING CONTROL COMMITTEE
CAMBRIDGE, MA

D E C I S I O N

On November 1, 1991, a Public Meeting was held by the Interim Parking Control Committee (IPCC) in the Ackermann Room at City Hall, 795 Massachusetts Ave., Cambridge, MA on the application of:

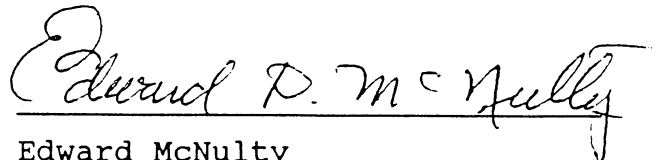
Cambridge Design & Development, c/o Mt. Vernon St. Development Trust, 180 Franklin St., Cambridge, MA 02139

Its Successors and Assigns in the interest to the site at:

19-35 Mt. Vernon St.
Cambridge, MA 02139

The application was for a Determination of Exclusion on a reduction in customer/employee parking spaces from fifty (50) parking spaces to eleven (11) residential parking spaces at 19-35 Mt. Vernon St. A quorum of the committee present, a majority of those members present and voting, approved the application by a vote of three (3) to zero (0) as exempt parking spaces under Section 10:16.040 of the Cambridge Municipal Code, Parking Freeze Ordinance.

Dated: 11-8-91


Edward McNulty
Chairman IPCC



CITY OF CAMBRIDGE
Traffic and Parking
57 Inman Street,
Cambridge, Massachusetts 02139

George Teso
Director

Administration 349-4700
Parking Violations 349-4705
Resident Parking 349-4701

Nov. 4, 1991

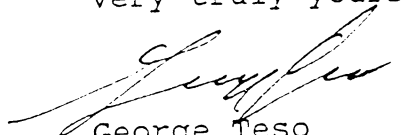
19-35 Mt. Vernon St. Development Trust
c/o David Aposhian, Trustee
180 Franklin St.
Cambridge, Ma. 02139

Dear Mr. Aposhian:

Your application for a Determination of Exclusion on a reduction in parking spaces at 19-35 Mt. Vernon St. has been reviewed and a public meeting was held on November 1, 1991 at the Ackermann Room in Cambridge City Hall, 795 Massachusetts Ave., Cambridge, Ma. At this meeting, the Interim Parking Control Committee determined that the original parking facility of fifty (50) spaces would have been entitled to an exemption under the rules of the Parking Freeze. Thus the eleven (11) spaces you applied for are entitled to an exemption under the Parking Freeze that applied at the time the facility began operation, as allowed by Section 10:16.040 of the Cambridge Municipal Code, Parking Freeze Ordinance.

Therefore, a Determination of Exclusion is hereby granted for eleven (11) residential spaces at 19-35 Mt. Vernon St., Cambridge, Ma. Nothing set forth in this letter shall relieve you, as applicant, from complying with any applicable statute or regulation.

Very truly yours,


George Teso
Traffic Director

BDC:rd



N/F MT. VERNON STREET REALTY DEVELOPMENT TRUST

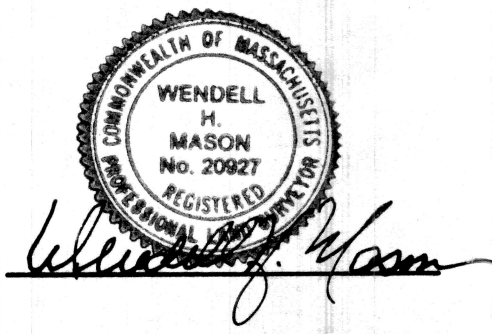
LOT 1 L.C.C. 1775/B

LOT 2 L.C.C. 1775/B
AREA = 11,465 S.F.

MT. VERNON STREET (Public - 50' Wide)

PROPOSED CURBCUT

PROPERTY REFERENCE:
Middlesex South Registry of Deeds
L.C.C. 1775/B



**PLOT PLAN
CAMBRIDGE, MASS.**

SCALE: 1" = 8'

APRIL 4, 1994

W.H. MASON
122 ESSEX ST.

PROF. LAND SURVEYOR
BEVERLY, MA 01915

C.D.D. has
bond @
public works to
do the curb
work

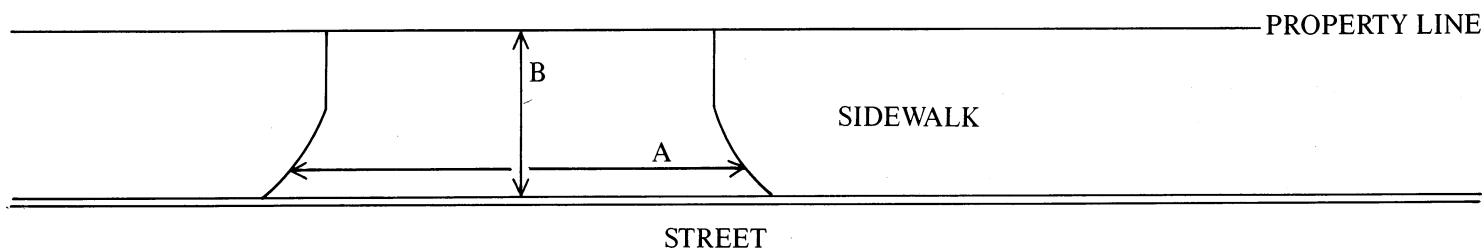


#1576-
1212
Robert
Riborn
~~497~~
7547-1820
Scott

DRAWING 2:

SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE

CITY OF CAMBRIDGE



A = _____ FT. ÷ 3 = _____ YARDS

B = _____ FT. ÷ 3 = _____ YARDS

A × B = _____ SQUARE YARDS

COST ESTIMATE:

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

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

CONCRETE: _____ SQUARE YARDS × \$40/SQUARE YARD = \$ _____

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

RECEIVED BY
OFFICE OF CITY CLERK
1095 MAR 20 PM 3:21
CAMBRIDGE MA.

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: _____

(FOR LOT. VERNON ST DEVELOPMENT TRUST) Date: 1-6-95

Address: (TRUST) 171 BROOKLINE ST, CAMBRIDGE

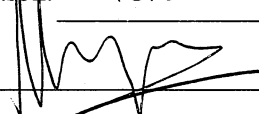
Funds Received: \$ _____

Check Number: _____

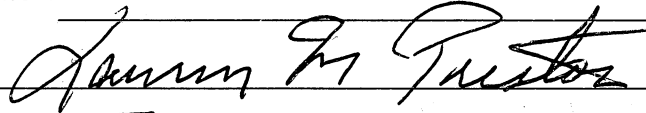
APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE

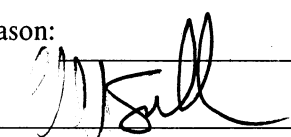
PART II: INSPECTIONAL SERVICES DEPARTMENT

☒ Application approved	☐ Application denied
NOTE: ALL ABUTTOS HAVE NOT Reason: SIGNED OFF	
Signature: 	Date: 3-1-95
Title: ZONING OFFICER	

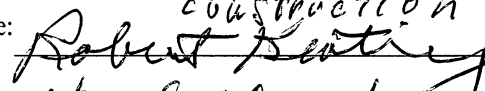
PART III: TRAFFIC AND PARKING DEPARTMENT

☒ Application approved	☐ Application denied
NOTE: HAS APPLICATION PENDING BEFORE IPCC Reason:	
Signature: 	Date: 3/10/95
Title: DIR TRAFFIC DIR.	

PART IV: HISTORICAL COMMISSION

☒ Application approved	☐ Application denied
Reason:	
Signature: 	Date: 3.10.95
Title: BRMUR	

PART V: PUBLIC WORKS DEPARTMENT

☒ Application approved	☐ Application denied
Reason: Shall Submit A Plan of Sidewalk & curb prior To construction	
Signature: 	Date: 3/20/95
Title: Supt of Street &	

Col # 1

H-69

Consent Communication #6

Curb cut application received from 15-19 Mt. Vernon Street Development Trust requesting a permit to have a curb cut at said premises; received approval from Inspectional Services, Traffic Parking and Transportation, Historical Commission, Public Works Department, (with submission of a plan prior to construction) Abutters, no response from the neighborhood association.

5/1/95 Tabled for one week on motion of Councillor Duebay

5/15/95 - Order adopted 9 members.

In City Council April 24, 1995

Charter right exercised by Councillor Duebay