



CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 498-9017

OFFICE OF
THE CITY CLERK

September 15, 1981

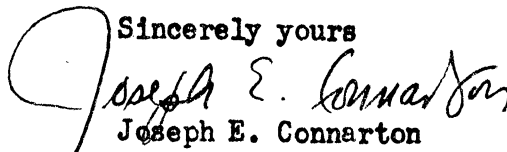
To Whom It May Concern:

Please be advised that the hearing originally scheduled for September 14, 1981 at 6:30 p. m. has been postponed until September 21, 1981 at 6:30 p. m. Furthermore, the City Council will conduct its entire meeting in the Morse Elementary School Auditorium located on Granite Street on this date.

Please note the change in location.

Thank you for your cooperation in this matter.

Sincerely yours


Joseph E. Connarton
Deputy City Clerk

JEC/d1



CITY OF CAMBRIDGE

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OFFICE OF
THE CITY CLERK

September 9, 1981

Dear Resident:

Please be advised that pursuant to a communication received by this office regarding the construction of a driveway at the premises numbered 28 Maple Avenue, Mayor Duehay has scheduled a hearing on this matter on September 14, 1981 at 6:30 p.m. in the City Council Chamber.

You are requested to attend and be heard at this time.

Sincerely yours

Joseph E. Connarton
Deputy City Clerk

JEC/dl

September 2, 1981

The Cambridge City Council/The Office of City Clerk
Cambridge City Hall
Cambridge, Massachusetts

Dear Members of the Cambridge City Council:

On June 8, 1981, the Cambridge City Council approved the request of Mr. Lawrence J. Rothschild to construct a driveway into the front yard of 28 Maple Avenue for the owner of 28 Maple Avenue (Mr. Rothschild is the contractor.)

The purpose of this letter is to convey a number of important objections that we, the neighbors of the house at 28 Maple Avenue, have to the proposed parking lot in the hopes that the City Council may reconsider what we believe was a decision made without all the facts as well as without all knowledge or consent. The nature of these objections concern possible violations or misinterpretations of the Cambridge zoning law and approval process that the application entails. They also include more general aesthetic and environmental objections.

The aesthetic and environmental objections are as follows:

First, there is the question of aesthetics. The developers at 28 Maple Avenue intend to turn a narrow spit of attractive green grass and garden into a parking lot. Such a lot will impinge upon the splendid view that occupants of numerous apartments now have out of the sides of their dwellings abutting the proposed lot.

Second, there is the even more important question of noise. Occupants of the surrounding apartments will at times be exposed to unreasonably high noise levels as cars come in and out of the lot, or attempt to start their vehicles on cold mornings -- all within a few feet of bedroom windows.

The third objection is that there is no necessity for a parking lot in the lawn at 28 Maple Avenue. Indeed, while parking is scarce on many streets in Cambridge, it is in absolute abundance on Maple Avenue with occupants of housing on this street never having to park more than 20-30 yards from their property.

The possible violations and misinterpretations of the zoning law and approval process are as follows:

The proposed parking lot that the developers at 28 Maple Avenue intend to build is in clear violation of the old city code since the lot would come within a few inches (rather than the necessary five feet) of the property line of both abutting neighbors. There is a question, however, whether the proposed lot is in violation of the recently amended code (Section 4661) which seemingly provides a loophole for just such an intrusion. Thus, an important question arises: did the City Council intend such a revision to allow developers to put parking lots within an inch of the property line of abutters -- and a few feet of the dwelling space of those neighbors? That is highly unlikely. The City Council may therefore wish to reexamine, not only the application of the developers, but also the ambiguous language of that bill which produces a conflict between the law and logic of a zoning code dedicated to preserving the Cambridge community.

The second violation is that, contrary to the rules of the City Council, the local Neighborhood Tenants Association did not sign off on the application, nor was it given the opportunity. Indeed, the developers at 28 Maple Avenue made no effort to inform their neighbors of their proposed parking and the curb cut was approved before anyone in the neighborhood knew or had a chance to object. Since their action was clearly contrary to the spirit (as well as the letter) of the law, this should be regarded as a serious oversight and possibly as sufficient grounds for repealing that approval pending a rehearing.

In summary, we believe that there are a number of clear violations as well as eminently reasonable objections to the developers' plan to put a parking lot in the front yard of 28 Maple Avenue. We, the concerned neighbors, therefore request that the City Council reevaluate this application in light of the new evidence that has been brought to bear in this letter.

We sincerely hope that the the City Council, in its wisdom and exercising its discretionary powers will rescind the proposed curb cut at 28 Maple Avenue.

Sincerely yours,

The Neighbors of 28 Maple Avenue

PRINTED NAME	SIGNATURE	ADDRESS
<u>Peter Navarro</u>	<u>Peter Navarro</u>	✓ <u>34 Maple Avenue</u>
<u>John M. Loder</u>	<u>John M. Loder</u>	✓ <u>34 Maple Avenue</u>
<u>David Green</u>	<u>David Green</u>	✓ <u>34 Maple Avenue</u>
<u>Dawn Bursk</u>	<u>Dawn Bursk</u>	✓ <u>34 Maple Avenue</u>
<u>Elizabeth Lentini</u>	<u>Elizabeth Lentini</u>	✓ <u>34 Maple Avenue</u>
<u>Austin Lampert</u>	<u>Austin Lampert</u>	✓ <u>34 Maple Avenue</u>
<u>Ives du Penhoat</u>	<u>Ives du Penhoat</u>	✓ <u>38 Maple Avenue</u>
<u>Pamela du Penhoat</u>	<u>Pamela du Penhoat</u>	✓ <u>38 Maple Avenue</u>
<u>Cathleen McCormick</u>	<u>Cathleen McCormick</u>	① <u>34 Maple Avenue</u>
<u>ANN O'RAHILLY</u>	<u>Ann O'Rahilly</u>	② <u>38 Maple Ave (owner)</u>
<u>Art Klippel</u>	<u>ART KLIPPEL</u>	✓ <u>26 MAPLE (OWNER)</u>

cc. Mayor Francis Duehay

L. Rothschild

Members of the Cambridge City Council

Mid-Cambridge Neighborhood

Association

-Ms. Joan Lorenz

-Mr. William Morris

Comm. from Peter Navarro, 34 Maple
Ave., et al in opposition to the driveway
request at the premises numbered 28 Maple
Ave.

In City Council,

Sept. 14, 1981

*petitioners notified 9/9/81
(el)*

*petitioners notified of
postponed hearing 9/15/81 (el)*