



City of Cambridge

IN CITY COUNCIL

November 1, 1982

ORDERED:

That the Commissioner of Public Works be authorized to construct driveways 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 the abutting estates.

TRW Fasteners Division (United Carr, Inc.)

Patricia Cole-Piatt

Harvard University Neiman Foundation

1600 Mass. Avenue Realty Trust

Carlos & Aida Cardoso

Dominick & Josephine Ricci

Peter Puzinas

Marshall & Gwen Simpkins

Homeowner's Rehab, Inc.

Daniel O'Connell & Sons for M.I.T.

242-248 Third St. - DISCONTINUANCE
OF EXISTING
50-52 Grozier Road DRIVEWAY & 2 NEW
DRIVEWAYS

43 Kirkland St.

1600 Mass. Avenue

223-225 Charles St.

57 Roseland St.

29 Bristol St. - DISCONTINUANCE

3 Bristol St.

104 Hampshire St.

entrance to temporary construction
site on Ames St. at the M.I.T.
Arts & Media Bldg.

In City Council November 1, 1982.

Adopted by the affirmative vote of 8 members.

Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-

Paul E. Healy



CITY OF CAMBRIDGE

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

OFFICE OF
THE CITY CLERK

October 13, 1982

Dear Neighborhood Representative:

Enclosed herewith you will find the petition of Homeowner's Rehab, Inc.

_____ requesting a driveway at the premises numbered
104 Hampshire Street

The City Council has directed that all driveway 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.

Very truly yours,

Paul E. Healy, City Clerk.

Name of Neighborhood Association: _____

I hereby _____ approve _____ disapprove said driveway petition.

Reasons: _____

.....

Wellington-Harrington Citizens Comm.
320 Cambridge St.
Cambridge, MA 02141
Attn: James Bentubo

Eva Stankunas, Chairperson
Harrington Neighborhood Council
65 Lincoln Street
Cambridge, MA 02139

Peter Solet, Chairperson
Fletcher Neighborhood Council
90 Tremont Street
Cambridge, MA 02139

Area Four Planning Team
c/o Janet Rose
16 Pine Street
Cambridge, MA 02139

Roberts Neighborhood Council
c/o Suzanne Dixon
Coordinator
Dept. of Human Services

APPROVAL OR DISAPPROVAL OF CURB CUTS

PETITIONER Home Owner's Rehab Inc
ADDRESS OF CURB CUT REQUEST 104 Hampshire St

PUBLIC WORKS DEPARTMENT

Christopher Kennedy
(Signature)

✓

APPROVED

DISAPPROVED

TRAFFIC AND PARKING DEPARTMENT

Karen J. Foster
(Signature)

✓

APPROVED

DISAPPROVED

HISTORICAL COMMISSION

Chris
(Signature)

✓

APPROVED

DISAPPROVED

CAMBRIDGE
HISTORICAL
COMMISSION

CAMBRIDGE
HISTORICAL
COMMISSION
SEP 20 3 50 PM '82

BUILDING
COMMUNITY DEVELOPMENT DEPARTMENT

(Signature)

R. Morgan

APPROVED

DISAPPROVED

NEIGHBORHOOD ASSOCIATION

(Signature)

APPROVED

DISAPPROVED

SITE PLAN

MODERN VENTURES, INC.
870 MASSACHUSETTS AVE., RM 208
CAMBRIDGE, MA 02139

5111
104

JAN 27 82 PM 237 2000E 10.00

CITY OF LCAMBRIDGE
BOARD OF ZONING APPEAL

RECEIVED BY
OFFICE OF CITY CLERK

BK 14524 PG 381

JAN 4 9 42 AM '82

CAMBRIDGE, MASS.

Case No.: 4875

Location: 104-108 Hampshire Street - Residence C-1 Zone -
South Middlesex County Registry of Deeds, Book 12252,
Pages 010 and 012.

Petitioner: Cambridge Redevelopment Authority

Petition: Variance: to permit a two-family dwelling on a lot
with insufficient setbacks and off-street parking.

Violations: Article 5, Section 5.31 (Dimensions); Article 6,
Section 6.441 (parking setback); 6.433 (curb cut)
6.42 (size of space)

Date of Filing of Petition: October 30, 1981

Dates of Public Notice: November 5 and 12, 1981

Date of Public Hearing: November 19, 1981

Members of the Board: Hugh Adams Russell, Chairperson
Brendan Sullivan, F. L. Clauson, Melvin Gadd

At a public hearing on November 19, 1981, the four-member Board heard Danny Violi, 126 Harvard Street, Brookline and Peter Renz, 10 Kinnaird Street, Cambridge, representatives from Homeowners Rehab; Francis McCarthy, 15 Union Street, an abutter to the vacant lot, and his brother-in-law, William O'Leary, 13 Union Street. No one was present from the Cambridge Redevelopment Authority, petitioner. The Board of Zoning Appeal postponed the hearing for a month so that petitioner would be represented and so that Francis McCarthy could consult with them about acquiring a seven-foot wide piece of the lot to provide parking next to his house.

On December 17, 1981, the Board heard Susan Lanza, representing the CRA, Danny Violi and Peter Renz from Homeowners Rehab, and William O'Leary and Francis McCarthy, abutter.

Petitioner proposes to relocate a vacant two-family structure from 182 Hampshire Street to this site to house two low- to moderate-income families under Homeowners Rehab's guidelines.

The proposed siting is in keeping with adjacent structures along Hampshire Street and results in dimensional and parking violations. The house is on land owned by the Cambridge Electric Light Company which wants to remove the house.

Petitioner has limited time to develop the site and the plan has received approval of the Wellington-Harrington Citizens Committee. Their goals are to provide housing and they specifically designated this site for residential development. The Cambridge Historical Commission also approved the plan and will help with the restoration of the exterior of the house.

Francis McCarthy said that he has been negotiating with the CRA since 1979 for a seven-foot wide strip of land adjacent to his property to provide parking for his apartments. He suggested that the house be relocated onto other CRA-owned land in the area. Ms. Lanza said that no promise was made to Mr. McCarthy to provide land on this lot for parking. She reviewed plans for the adjacent parcels owned by the CRA with the Board and explained that none of them were suitable. They offered Mr. McCarthy a parcel large enough for one car, but he was not agreeable to it.

After hearing the above testimony, the Board finds:

1. That this is a corner lot with an unusual shape and exceptional shallowness.
2. That the two-family house is located a few blocks down the street from the site on land owned by the Cambridge Electric Light Company, who wants to develop the lot for their own use.
3. That the house has architectural character and deserving of preservation. The windows and doors are so located on the house as to require siting on the lot that results in dimensional violations.
4. That there is a plan for the area which has been prepared by the Cambridge Redevelopment Authority and has been approved by neighborhood groups.
5. That the plan provides for parking spaces to be granted to the abutter, although the plan does not have the approval of the abutter.
6. That using this property for residential use for two families is very much within the intent of the Ordinance.

THEREFORE, the Board of Zoning Appeal voted unanimously to Grant the relief sought to locate a two-family dwelling on the lot known as 104-108 HAMPSHIRE STREET, CAMBRIDGE, MASSACHUSETTS in accordance with the site plan submitted.

This decision does not relieve the petitioner in any way from the duty to comply with requirements of the Building Code or other applicable laws and regulations. The Board of Zoning Appeal is empowered to waive local zoning regulations only.

Hugh Adams Russell

Hugh Adams Russell, Chairperson

ATTEST: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 1/4/82
by Edwin McNaughey, Secretary.

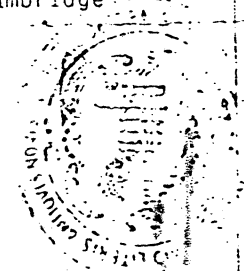
Twenty days have elapsed since the filing of this decision.

No appeal has been filed ✓

Appeal has been filed and dismissed or denied

Date: 1/25/82

Joseph E. Comerford
City Clerk, City of Cambridge



~~LICENSING COMM.~~
CITY CLERK

Cambridge, SEPTEMBER 16, 1982

To the Honorable, the City Council of the
City of Cambridge:

The undersigned respectfully pray that a driveway for residential use may be constructed and agrees to deposit with the City Treasurer the sum of seventy five (\$75.00) dollars, subject to the following conditions, to wit: In case the amount so deposited is in excess of the cost of the driveway, the difference shall be refunded by the City Treasurer, but in case the cost of the driveway exceeds that deposit, said deposit shall be applied as a credit to the bill and the balance shall be paid to the City Treasurer within thirty days from the receipt of the bill.

Location of proposed driveway 104 HAMPSHIRE Street

Owner or Owners Name HOMEOWNERS' RENOV. INC.

Address 678 MASS. AVE.

CAMBRIDGE 02139

Telephone Number 868-4858

APPROVED FOR ZONING
W. Horgan 9/17/82
BZA Case 4875

11. H-156
PETITION

Homeowner's Rehab, Inc.
of

for Driveway at premises

104 Hampshire Street
No.

11/1 19.12
Location of driveway approved by

[Signature]
Commissioner of Public Works

Neighborhood 3+4 notified 10/13/82
nd

In City Council, *9 November 1982*

**Referred to the Committee on Roads and
Bridges**

Attest:

[Signature]
A 8

City Clerk