



City of Cambridge

Consent Comm. #31

IN CITY COUNCIL

June 14, 1999

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.

James Gutensohn

152 Pleasant Street

In City Council June 14, 1999.

Adopted by the affirmative vote of six members.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

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

ATTEST:-

D. Margaret Drury
City Clerk

PUTNAM AVE

397 Putnam

397 Putnam

2 FAMILY RES.

Backyard

CHURCH BUILDING

CHURCH PARKING LOT

1/4 COVERED CHAIN LINK FENCE

DECK

SECOND FL OVER HANG

1/4
11.5 (2) STK
Per Car

64' TO COR.
PUTNAM ST.

SIDEWALK

DRIVEWAY TO CHURCH PARKING LOT

TREE

26.9

ONLY SIGN
EDGE OF PROPOSED DRIVEWAY

TREE

Curb edge

9'-3"
WIDTH of proposed driveway
11'-5"

16'-3"

Property Line

STREET

North

Joanna KAUFFMAN &
James Gutensohn - Residence
152 Pleasant St.
- Information for
curb cut permit

- NOTES:
1. THIS PLAN WAS PREPARED UNDER PROFESSIONAL AND TECHNICAL STANDARDS FOR MORTGAGE LOAN INSPECTIONS AND USE. FOR ANY OTHER PURPOSE IS PROHIBITED. PROPERTY LINES WERE NOT ESTABLISHED BY MECHANICAL PROPERTY SURVEY AND NO GUARANTEES ARE MADE AS TO TITLE OR OWNERSHIP LINES, AND OFFSETS SHOULD NOT BE USED TO DETERMINE PROPERTY LINES.
 2. TITLE REF. MIDDLESEX REGISTRY OF DEEDS) DEED: BOOK 17005; PAGE 175 PLAN: PL. BOOK 275; PLAN 21 BASED ON MY KNOWLEDGE, BELIEF AND INFORMATION, I HEREBY CERTIFY THAT THE PERMANENT STRUCTURES ARE LOCATED AS SHOWN HEREON AND THAT ACCORDING TO THE F.E.M.A. MAP FOR COMMUNITY No. 2501808 DATED 7-5-82 THE PARCEL FALLS IN AN AREA CLASSIFIED AS ZONE "C" (NOT IN FLOOD)

IT IS MY PROFESSIONAL OPINION THAT THE PERMANENT STRUCTURES CONFORMED TO THE CITY OF CAMBRIDGE ZONING DIMENSIONAL REQUIREMENTS WHEN CONSTRUCTED. THIS CERTIFICATION IS MADE TO AND LIMITED TO THE PARTIES LISTED BELOW.

Thomas J. Dwyer

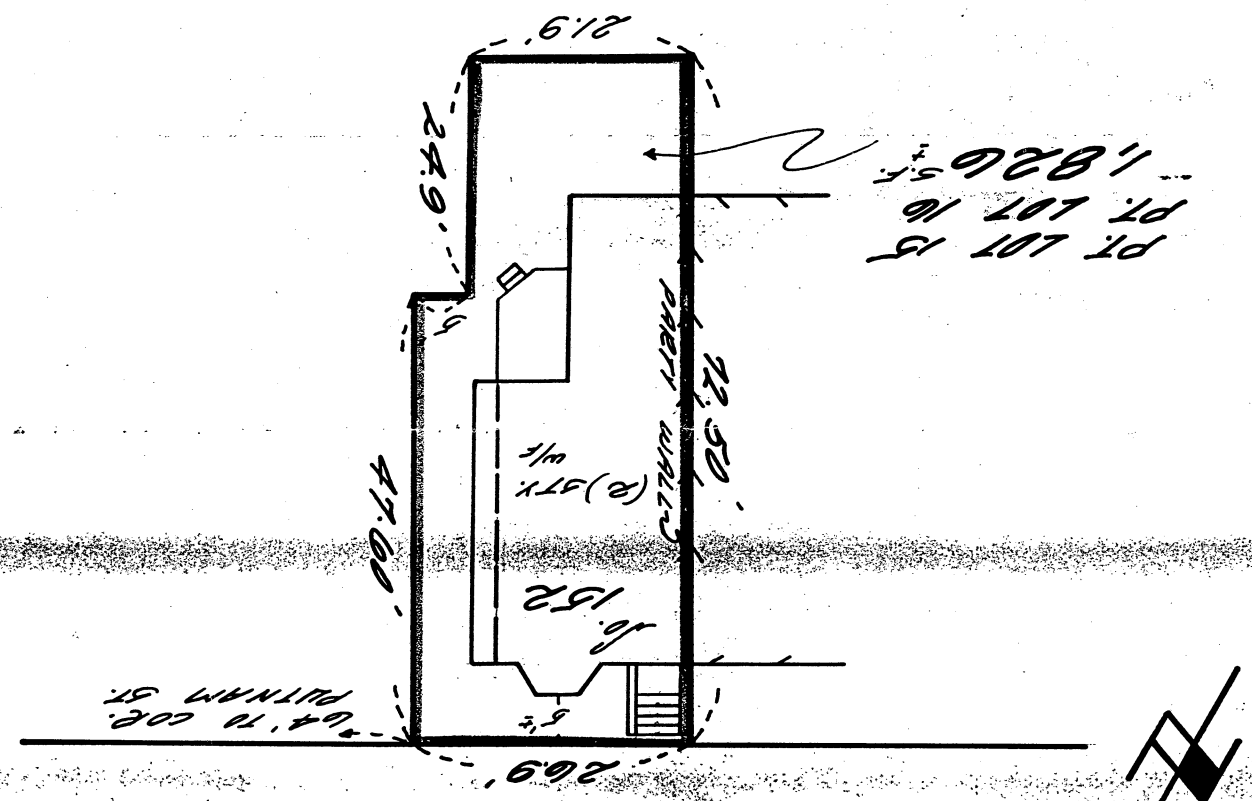
MORTGAGE LOAN INSPECTION PLAN
152 PLEASANT STREET
CAMBRIDGE, MA 02139

CERTIFIED TO:
BAY BANK, BOSTON N.A. ASSISTS
ITS SUCCESSORS OR ASSIGNS

SCALE: 1" = 20'
DATE: 5, 1989
OFFICE: DWYER, INC.
196 CENTRAL STREET
P.O. BOX 982
CAMBRIDGE, MA 02142
(617) 233-8155



PLEASANT STREET



CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'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: _____

X The abutter directly across Re
Street is Polaroid Corp. They
own the entire property from
Putnam to Memorial Drive -

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 397 Putnam Ave☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 152 Pleasant StLydia L. PetersSigned: 397 - Putnam Ave.Date: 4-17-99Address: Cambridge Ma.02139

To Whom It May Concern:

As owner or agent of 154 Pleasant St.☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 152 Pleasant StSigned: Joseph ShochatDate: APRIL 29, 99Address: 154 PLEASANT ST.CAMBRIDGE MA. 02139

To Whom It May Concern:

As owner or agent of 395 Putnam St.☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 152 Pleasant StSigned: John R WebbDate: 4-25-99Address: 55 Cameron AveSomerville, MA 02144

April 29, 1999

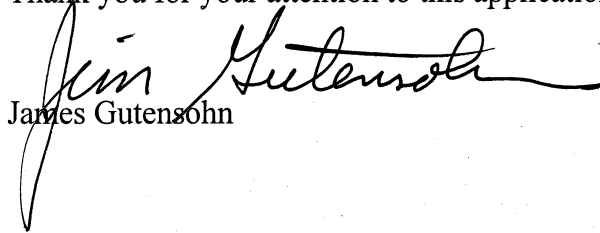
TO: Zoning Officer
Inspectional Services
831 Mass. Avenue
Cambridge, MA 02139

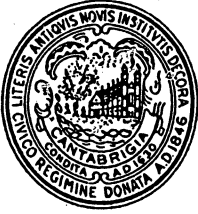
Attached is an application for a driveway cut at 152 Pleasant St. The application includes the following:

- ◆ The Application
- ◆ Variance issued by the Zoning Board of Appeals to park vehicle with less than required width for a one way driveway.
- ◆ Detailed plot plan
- ◆ Surveyors Plan of property
- ◆ Abutters Form approving the proposed driveway cut.

Please let me know if this information is sufficient. Should you have questions I can be reached during the day at 742-8060 ex. 306 or in the evening or weekends at 864-0636.

Thank you for your attention to this application.


James Gutensohn



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL 1998 JUL 24 A 11: 01

CASE NO: 7725

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

LOCATION: 152 Pleasant Street
Cambridge, MA

Bk 11872 P. 55

PETITIONER: James Gutensohn

Record owner JAMES GUTENSOHN + JOANNA M KAUFFMAN

PETITION: Variance: To park a vehicle with less than the required minimum width for a one way driveway.

VIOLATIONS: Art. 6.000, Sec. 6.43.4.A (Driveways For Off Street Parking Facilities).

DATE OF PUBLIC NOTICE: June 23 & 30, 1998

DATE OF PUBLIC HEARING: July 9, 1998

MEMBERS OF THE BOARD:

Lauren Curry - Chairperson
Michael Wiggins, Vice Chair
Charles Pierce
John O'Connell
Thomas Sieniewicz

X
X
X
X
X

ASSOCIATE MEMBERS:

Susan Spurlock
Theodore Hartry
Arch Horst
Laura Kershner
James Daniel
David Gray Hanson
Marc Truant

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.

MSD 09/01/98 04:23:57 1664 12.25

Case No.: 7725
Location: 152 Pleasant Street
Petitioner: James Gutensohn

On July 9, 1998, James Gutensohn and Joanne Kauffman appeared before the Board of Zoning Appeal seeking a variance to park a vehicle with less than the required minimum width for a one way driveway at 152 Pleasant Street. The applicants submitted plans, drawings and photographs detailing the proposed project.

Mr. Gutensohn stated that the proposal is for a curb cut to park a car in a driveway with less than the required width and that he was before the Board in 1990, but failed to register the approval for the curb cut at that time. He indicated that the vehicle is to be parked between the existing parking lot, which the property abutts, and his house.

No abutters were present and no letters were submitted to the file indicating any support of or opposition to the proposed variance.

After discussion, the Chair moved that the request for a variance to allow the construction of a driveway of less than the ten feet (10') width required by the zoning code be granted, with the following conditions:

1) that the driveway be measured to insure that there is a distance of at least nine feet (9') between the side wall of the petitioner's house and the side lot line and that the variance would fail if there is not a minimum distance of nine feet (9') there; and

2) that if the driveway is constructed pursuant to this variance, parking would not be permitted in the front yard setback. The five member Board voted unanimously to grant the variance.

The Board based its decision on the hardship caused the Petitioner by the literal enforcement of the Ordinance. The hardship is owing to the shape and location of the structures and the land on which they are situated, but does not affect generally the zoning district in which they are located. The Board also found that desirable relief could be granted without substantial detriment to the public good and without nullifying or substantially derogating 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/or compliance with requirements pursuant to the Building Code and other applicable codes.

Lauren Curry
Lauren Curry, Chair

Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on July 24, 98 by Maria Pacheco, 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 September 1, 1998 W. Margaret Drury City Clerk.



SEP 01 1998

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX S.S.

SOUTH DIST. REGISTRY OF DEEDS

CAMBRIDGE, MA

I HEREBY CERTIFY THE FOREGOING

IS A TRUE COPY OF A PAPER

RECORDED IN BOOK

PAGE

#1664

Lynne G. Brune

REGISTER



1999 MAY 20
OFFICE OF THE CITY CLERK
CITY OF CAMBRIDGE
CAMBRIDGE, MASSACHUSETTS

(617) 349-4260
FAX (617) 349-4307
tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

May 3, 1999

Dear Neighborhood Representative:

This office is in receipt of a copy of an application from James Gutensohn, requesting curb cuts at the premises numbered **152 Pleasant Street, Cambridge, Massachusetts**. The City Council has directed that all curb cut petitions be submitted to the appropriate Neighborhood Associations for the locality where the curb cut would be made, so that the association may have an opportunity for review, prior to action by the City Council.

Please indicate by return mail your approval or disapproval of the petition within twenty one days from the date of this letter. If the response is "disapproval" please state reasons. Be sure to sign the form and include a daytime phone number. I have enclosed a self-addressed stamped envelope to facilitate your reply.

As soon as this office has received both the completed application and your neighborhood association response, I will place the petition on the agenda for the next City Council meeting. If I do not receive a response from your neighborhood organization by twenty one days from the date of this letter, I will place the petition on the agenda for the next City Council meeting.

If your neighborhood association cannot complete its review by twenty one days from today, you may extend the reply time another seven days by requesting an extension by letter to me with a copy to the petitioner. However, I urge you to make every effort to complete your review as soon as possible.

Thank you for your cooperation.

Sincerely yours,

D. Margaret Drury
City Clerk

Name of Neighborhood Association: Hastings Square Committee - Geneva Malenfant

hereby _____ approve _____ disapprove of said driveway petition.

Comments: This site is not within our area of review

Signature of authorized association representative Geneva Malenfant

Daytime telephone no. 617 491 3260

cc: Petitioner



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260

FAX (617) 349-4307

tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

1999 MAY 20 A 10 18

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Thank you for your cooperation.

Sincerely yours,

D. Margaret Drury
City Clerk

Name of Neighborhood Association: Cambridgeport Neighborhood Initiative - Elie Yarden

hereby ☒ approve ☐ disapprove of said driveway petition.

Comments: NIHIL OBSTAT

Signature of authorized association representative Elie Yarden

Daytime telephone no. 991-5350

cc: Petitioner



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260

FAX (617) 349-4307

tty/TDD (617) 492-0235

1999 MAY 11 A 10:28

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

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Thank you for your cooperation.

Sincerely yours,

D. Margaret Drury
D. Margaret Drury
City Clerk

Name of Neighborhood Association: Friends of Magazine Beach - Robb Johnson

hereby _____ approve _____ disapprove of said driveway petition.

Comments: Outside our area of direct concern

Signature of authorized association representative Robb W. Johnson

Daytime telephone no. 868-6842

cc: Petitioner



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260

FAX (617) 349-4307

tty/TDD (617) 492-0235

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CITY CLERK

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May 3, 1999

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If your neighborhood association cannot complete its review by twenty one days from today, you may extend the reply time another seven days by requesting an extension by letter to me with a copy to the petitioner. However, I urge you to make every effort to complete your review as soon as possible.

Thank you for your cooperation.

Sincerely yours,

D. Margaret Drury
D. Margaret Drury
City Clerk

Name of Neighborhood Association: Ward Five Committee - Laurie Taymore-Berry

hereby _____ approve _____ disapprove of said driveway petition.

Comments: neither approve nor disapprove

Signature of authorized association representative Laurie Taymore-Berry

Daytime telephone no. (617) 491-1318

cc: Petitioner

19990403

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE

1999 JUN -7 A 10:55

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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 abuttors.

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 abuttors: 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:

4/27/99

PART I:

Address of proposed curb cut or off-street parking facility: 152 Pleasant StFrontage: Pleasant St Block and Lot: _____Setback (distance from building to sidewalk): 5 feetDistance from proposed driveway to surrounding structures and property line: adjacentDimensions of proposed driveway: 8 ft. x 10 ft.

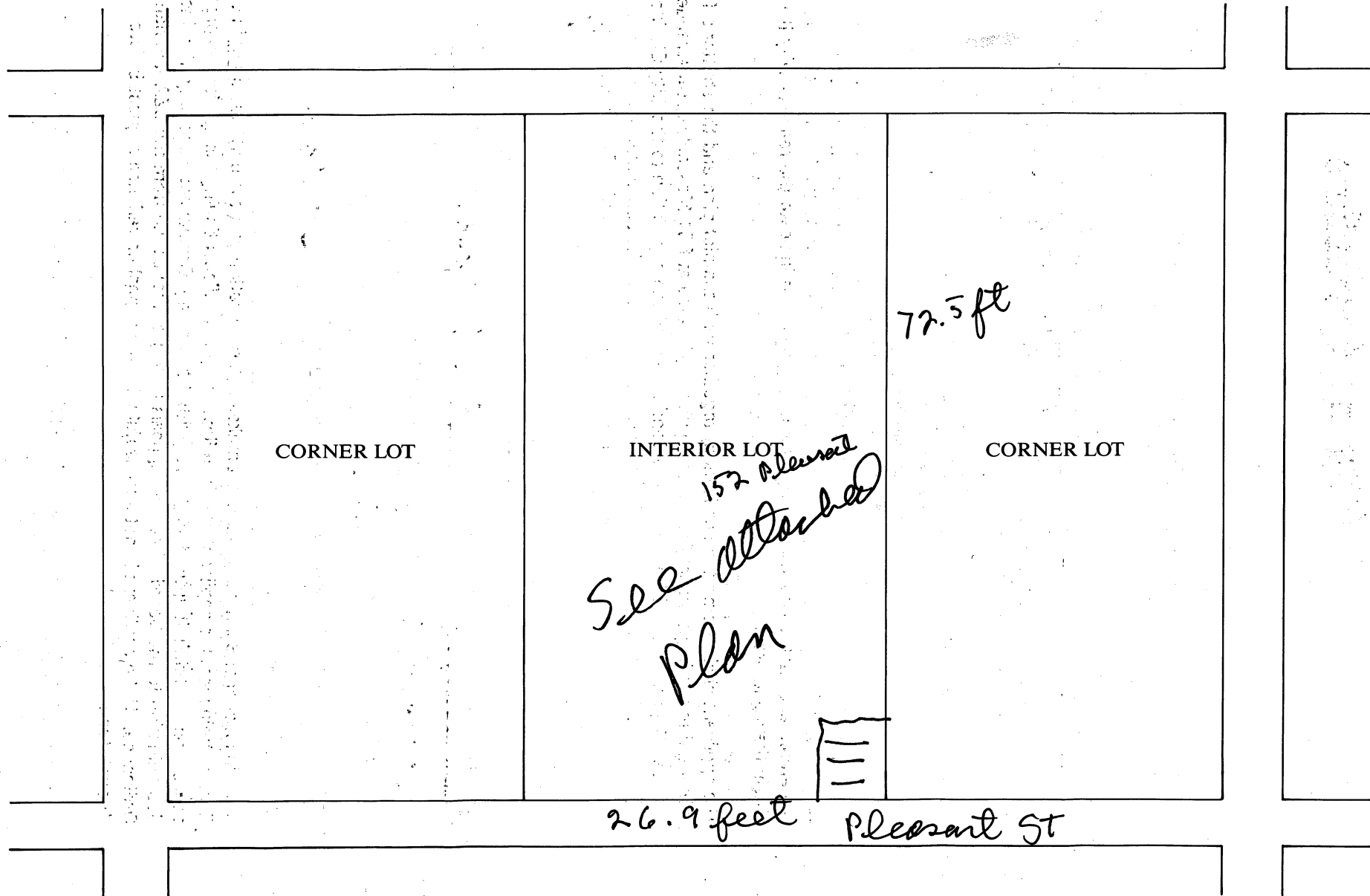
Location of any trees, sign posts, fire hydrants, utility poles, etc., in direct vicinity of proposed driveway:

none in path of proposed driveway

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

DRAWING 1:

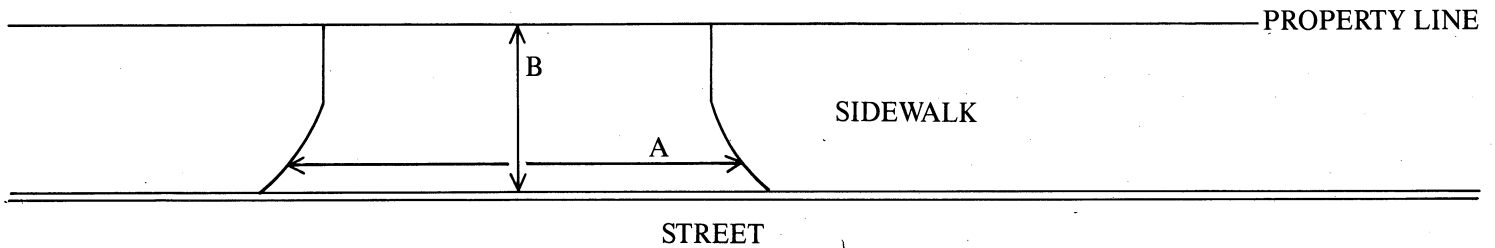
PLEASE INDICATE LOCATION OF HOUSE AND DRIVEWAY.
BE SURE TO GIVE DIMENSIONS OF LOT.



DRAWING 2:

SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE

CITY OF CAMBRIDGE



$$A = 8' 4" \text{ FT.} \div 3 = 2.7 \text{ YARDS}$$

$$B = 6' 5" \text{ FT.} \div 3 = 2.01 \text{ YARDS}$$

$$A \times B = 5.43 \text{ SQUARE YARDS}$$

COST ESTIMATE:

$$\text{BRICK: } 5.4 \text{ SQUARE YARDS} \times \$70/\text{SQUARE YARD} = \$380$$

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

$$\text{CONCRETE: } \text{_____ SQUARE YARDS} \times \$40/\text{SQUARE YARD} = \$\text{_____}$$

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

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: James H. Hutter Date: _____

Address: 1502 Pleasant DAY - 742-8060 E 306

Funds Received: \$ _____

Check Number: _____

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE

PART II: INSPECTIONAL SERVICES DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

B2A 7725

Signature:

[Signature]

Date:

5/5/99

Title:

201 LWA - NO FRONT YARD PARKING

PART III: TRAFFIC AND PARKING DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature:

[Signature]

Date:

5/6/99

Title:

DR. TRAFFIC DR.

PART IV: HISTORICAL COMMISSION

☒ Application approved

☐ Application denied

Reason:

Signature:

[Signature]

Date:

5/10/99

Title:

Designated Property Administrator

PART V: PUBLIC WORKS DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature:

[Signature]

Date:

6-8-99

Title:

Superintendent of Streets

Consent Communication #31

M85

A communciation was received
from James Gutensohn, requesting
permission to install a curb
cut at the premises numbered
152 Pleasant Street.

In City Council June 14, 1999

ORDER ADOPTED