

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We James Paul Robertson and Judith M. Robertson
(OWNER)

Address: 45 Magoun St., Cambridge, MA 02140

State that I/We own the property located at 45 Magoun St. Cambridge, MA which is the subject of this zoning application.

The record title of this property is in the name of James Paul Robertson and Judith M. Robertson Co-Trustees of the 45 Magoun St. Cambridge Realty Trust.

*Pursuant to a deed of duly recorded in the date 1/14/2014, Middlesex South County Registry of Deeds at Book 63352, Page 3166; or

Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____

Judith M. Robertson
James Paul Robertson
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name James and Judith Roberson personally appeared before me,

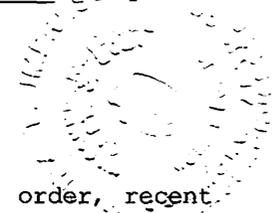
this 10 of Oct, 2019, and made oath that the above statement is true.

Kira Imprescia Notary

My commission expires _____



KIRA IMPRESCIA
Notary Public (Notary Seal).
Commonwealth of Massachusetts
My Commission Expires Sept. 03, 2021



• If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: _____ PRESENT USE/OCCUPANCY: _____

LOCATION: _____ ZONE: _____

PHONE: _____ REQUESTED USE/OCCUPANCY: _____

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹
TOTAL GROSS FLOOR AREA:	_____	_____	_____ (max.)
LOT AREA:	_____	_____	_____ (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²	_____	_____	_____ (max.)
LOT AREA FOR EACH DWELLING UNIT:	_____	_____	_____ (min.)
SIZE OF LOT:			
WIDTH	_____	_____	_____ (min.)
DEPTH	_____	_____	_____ (min.)
Setbacks in Feet:			
FRONT	_____	_____	_____ (min.)
REAR	_____	_____	_____ (min.)
LEFT SIDE	_____	_____	_____ (min.)
RIGHT SIDE	_____	_____	_____ (min.)
SIZE OF BLDG.:			
HEIGHT	_____	_____	_____ (max.)
LENGTH	_____	_____	_____ (min.)
WIDTH	_____	_____	_____ (min.)
RATIO OF USABLE OPEN SPACE TO LOT AREA: ³	_____	_____	_____ (min.)
NO. OF DWELLING UNITS:	_____	_____	_____ (max.)
NO. OF PARKING SPACES:	_____	_____	_____ (min./max)
NO. OF LOADING AREAS:	_____	_____	_____ (min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	_____	_____	_____ (min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 45 Magoun St Cambridge, MA (location) would not be a detriment to the public interest because:

- A) Requirements of the Ordinance can or will be met for the following reasons:
We are applying for a special permit as per 6.43.6 to establish a common driveway with our neighbors under mutual easement. We, the owners of each 41/43 and 45 Magoun St, intend to record the easement at the Registry of Deeds once we receive the special permit. We also intend to apply for a curb cut permit, whose ordinance requirements are met through our plan.
- B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:
The granting of the special permit, and eventually the curb cut permit, will allow for parking spaces on our own properties and off the street, thus improving the availability of street parking. Our proposal would remove more cars from the street than could park in the length of the curb cut, thus easing congestion. Moreover, we have already spoken with our abutters, and all we have heard from have provided their approval (see attachment). Lastly, almost all homes on Magoun Street have a curb cut and off-street parking; as such the neighborhood character would not change (see attachment with images).
- C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:
Creation of the parking from the driveway and the curb cut will not adversely affect the adjacent residential uses. In fact, we as applicants are each the adjacent neighbor that would be most impacted, and we are seeking to create this driveway together for each of our mutual benefits. Properties behind will not be affected as the driveway will not go into the backyard. Neighbors have provided approval for the project.
- D) Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:
The welfare of the occupants of the proposed use will be improved as it will provide more safety. Magoun St is straight and flat, suffers from significant through-traffic at high speeds as commuters attempt to bypass the signal at Mass Ave and Alewife Brook Parkway. We at 41/43 Magoun St are parents of a young two-and-a-half year old daughter. When placing her in the back seat, we have almost been hit by oncoming traffic numerous times. We at 45 Magoun Street are seniors and would like easier access to our cars. Paul is deaf in one ear and has only 40% hearing in the other, making it difficult to hear the fast oncoming traffic when entering the car. In addition, our parked car on the street was recently banged on the side by someone driving down the street. It was extremely stressful to deal with the aftermath and resistance from the insurance company. The parking space will also enable better public health and clean air, as it will open up the opportunity for electric cars and less emissions. We do not see any detrimental effects from this change to the public generally.
- E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

Curb cuts, off-street driveways, and even mutual driveways are common in North Cambridge. We include here photos from our most proximate neighborhood (North Cambridge north of the linear bike path). As such, the proposed use would not impair the integrity of the district, but in fact improve the safety of both the occupants and provide more street parking to others. There is one small tree, about 4-5 inch caliper (less than the 6" noted in the ordinance), that would need to be removed for the curb cut; we include here in our design a plan to either move it to either side of the curb cut, or plant a new one, as per the City's advice.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: self / Cambridge resident **PRESENT USE/OCCUPANCY:** None
LOCATION: 45 Magoun St Cambridge, MA **ZONE:** Residence B Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** Parking

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>2457</u>	<u>no change</u>	<u>n/a</u>	<u>(max.)</u>
<u>LOT AREA:</u>	<u>4000</u>	<u>no change</u>	<u>n/a</u>	<u>(min.)</u>
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	<u>61%</u>	<u>no change</u>	<u>n/a</u>	<u>(max.)</u>
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>(min.)</u>
<u>SIZE OF LOT:</u>	WIDTH	<u>40</u>	<u>no change</u>	<u>(min.)</u>
	DEPTH	<u>100</u>	<u>no change</u>	<u>(min.)</u>
<u>SETBACKS IN FEET:</u>	FRONT	<u>15.1</u>	<u>no change</u>	<u>(min.)</u>
	REAR	<u>40.1</u>	<u>no change</u>	<u>(min.)</u>
	LEFT SIDE	<u>7.7</u>	<u>no change</u>	<u>(min.)</u>
	RIGHT SIDE	<u>7.7</u>	<u>no change</u>	<u>(min.)</u>
<u>SIZE OF BLDG.:</u>	HEIGHT	<u>24</u>	<u>no change</u>	<u>(max.)</u>
	LENGTH	<u>n/a</u>	<u>no change</u>	<u>(min.)</u>
	WIDTH	<u>n/a</u>	<u>no change</u>	<u>(min.)</u>
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	<u>77%</u>	<u>no change</u>	<u>n/a</u>	<u>(min.)</u>
<u>NO. OF DWELLING UNITS:</u>	<u>1</u>	<u>no change</u>	<u>n/a</u>	<u>(max.)</u>
<u>NO. OF PARKING SPACES:</u>	<u>0</u>	<u>2</u>	<u>n/a</u>	<u>(min./max)</u>
<u>NO. OF LOADING AREAS:</u>	<u>0</u>	<u>no change</u>	<u>n/a</u>	<u>(min.)</u>
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>(min.)</u>

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.
Curb cut and driveway/parking (made of pervious material) for compact cars.

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

45 Magoun St

Petitioner

188-79
KOZACHUK, ALEXANDER M. &
KEVIN PAUL KOZACHUK
49 MAGOUN ST
CAMBRIDGE, MA 02140

188-58
MAHONEY, ELVIRA V.
39 MADISON AVE
CAMBRIDGE, MA 02140

JAMES PAUL ROBERTSON &
JUDITH ROBERTSON
45 MAGOUN STREET
CAMBRIDGE, MA 02140

188-78
ROBERTSON, JAMES P. & JUDITH M ROBERTSON
TR. OF BOTH THE JAMES ROBERTSON REVOC TR.
8 MAPLE ST
WATERTOWN, MA 02472

189-25
ALBERT, JULES J. & CLAIRE M ALBERT
36 MAGOUN ST
CAMBRIDGE, MA 02140-1617

189-24
DAME, THOMAS M. &
GERALDINE A. HEALEY-DAME
40 MAGOUN ST.
CAMBRIDGE, MA 02140-1617

188-56
KING, EDWARD P. & JULIA A. KING
ELLEN M. DENTE
129 COLON ST
BEVERLY, MA 01915

188-59
DESROSIERS, LEO A. & THERESA I. DESROSIERS
LIFE ESTATE
P.O BX 410072
CAMBRIDGE, MA 02140-1614

188-76
37 MAGOUN ST LLC
52 porter street #1
SOMERVILLE, MA 02143

188-80
FOLEY, JONATHAN & REBECCA TEITELBAUM
53 MAGOUN ST. UNIT#2
CAMBRIDGE, MA 02140

188-80
DIEP, GEORGE
53 MAGOUN ST. UNIT#1
CAMBRIDGE, MA 02140

188-61
BOUCHARD, ANNA K.,
TRUSTEE THE ANNA K. BOUCHARD LIV TRUST
27 MADISON AVE
CAMBRIDGE, MA 02140

188-77
TRIVEDI, NEHEET & KATE L. MCGOVERN
41 MAGOUN ST
CAMBRIDGE, MA 02140

188-60
BAKSHI, RAY S.
31-33 MADISON AVE. UNIT 2
CAMBRIDGE, MA 02140

188-60
JOHN, BINO & ELANE FISHLEVICH
31-33 MADISON AVE. UNIT 3
CAMBRIDGE, MA 02140

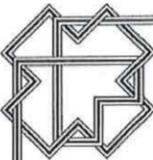
188-57
DOUCETTE, FREDERICK
41 MADISON AVE
CAMBRIDGE, MA 02140

188-60
VEROSKO, JESSICA
31-33 MADISON AVENUE. UNIT 1
CAMBRIDGE, MA 02140

189-23
MOUSSA, YEHIA S. & LAILA MOUSSA
46 MAGOUN ST
CAMBRIDGE, MA 02139

189-22
REYBURN HOLDINGS LLC
2 WORCESTER ST
CAMBRIDGE, MA 02139

188-75
RULF, DAPHNE
33 MAGOUN ST
CAMBRIDGE, MA 02140



45 MAGOUN STREET
TOTAL GROSS FLOOR AREA:
2,457 S.F. (ASSESSOR)
(NO CHANGES PROPOSED)

RATIO OF GROSS FLOOR AREA TO LOT AREA:
2,457/4,000 S.F. = 61.4% (NO CHANGES PROPOSED)

LOT AREA:
4,000 S.F.

WIDTH 40', DEPTH 100'

BUILDING HEIGHT:
24'
(NO CHANGE PROPOSED)

SETBACKS: (NO CHANGES PROPOSED)
FRONT = 15.1'
REAR = 40.1'
LEFT SIDE = 7.7'
RIGHT SIDE = 7.7'

USEABLE OPEN SPACE:
3,072 S.F.

NUMBER OF DWELLING UNITS: 1
NUMBER OF PARKING SPACES:
(EXISTING = 0 PROPOSED = 2 COMPACT CAR)

N/F
ALEXANDER M. &
KEVIN PAUL KOZACHUK

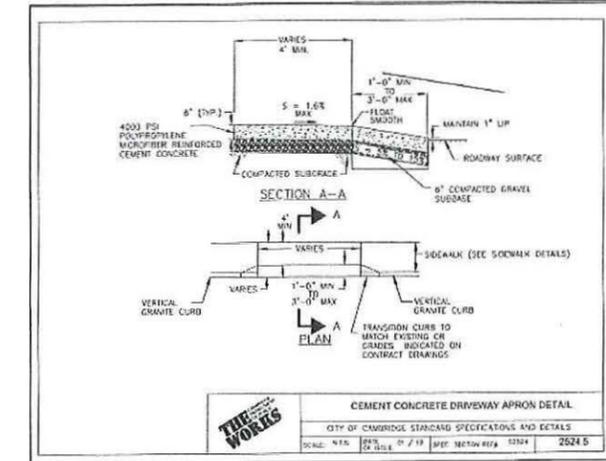
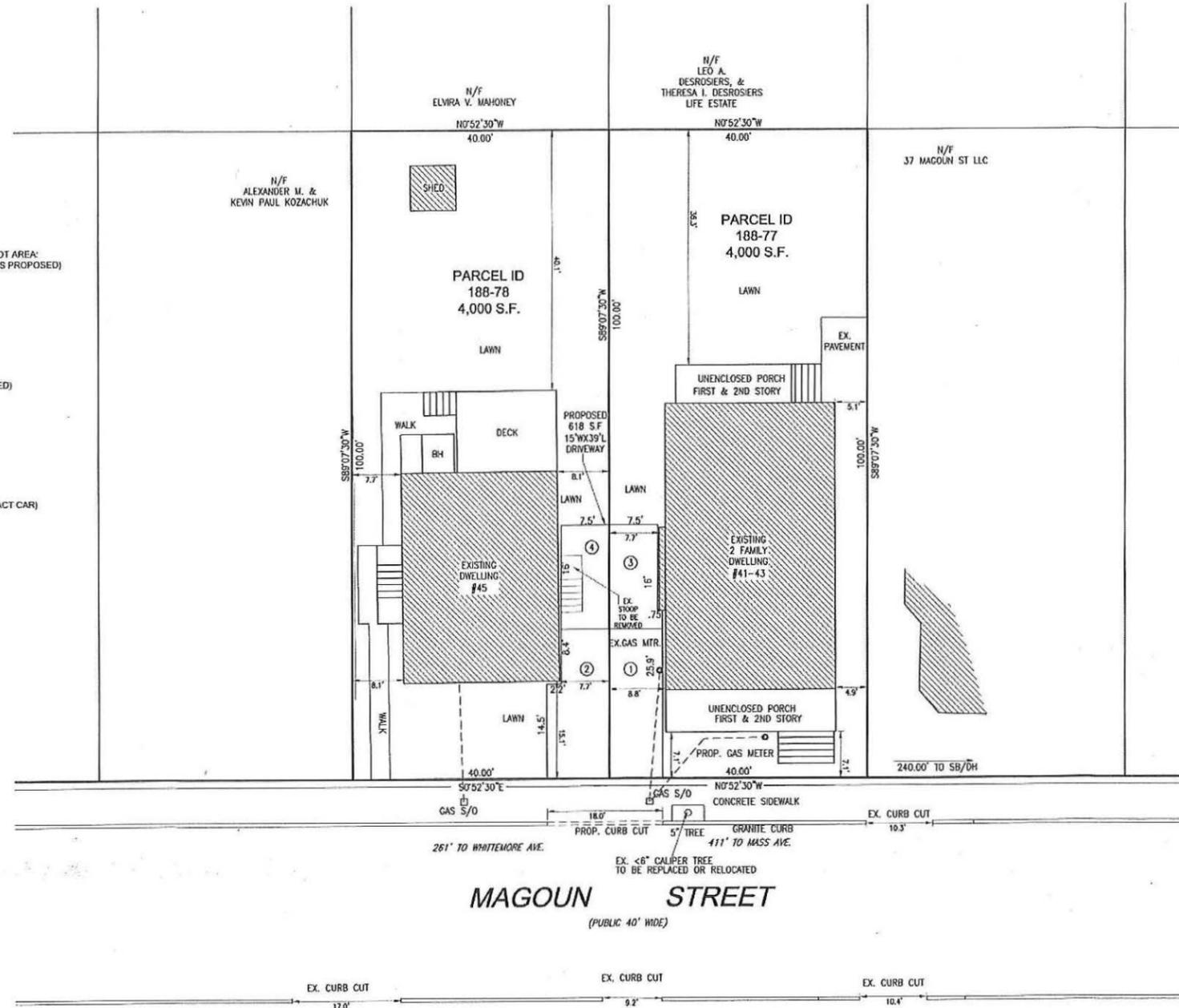
N/F
ELVIRA V. MAHONEY
N0752'30"W
40.00'

PARCEL ID
188-78
4,000 S.F.

N/F
LEO A.
DESROSIERS, &
THERESA I. DESROSIERS
LIFE ESTATE
N0752'30"W
40.00'

PARCEL ID
188-77
4,000 S.F.

N/F
37 MAGOUN ST LLC



NOTES:
RECORD OWNERS:

#41-43 MAGOUN STREET (MAP 188 LOT 77)
NEHEET TRIVEDI &
KATE MCGOVERN
RECORD DEED:
BK 72014 PAGE 164

#45 MAGOUN STREET (MAP 188 LOT 78)
JAMES & JUDITH ROBERTSON TR.
RECORD DEED:
BK 69176-45

REC. PLAN BK 22-14

LOCUS IS ZONED RB

PORTIONS OF THE LOCUS DO LIE IN A SPECIAL FLOOD HAZARD
ZONE AS SHOWN ON COMMUNITY PANEL 25017C0418E
EFFECTIVE 06/04/2010

THERE ARE NO PROPOSED CHANGES TO GRADES OR EXISTING DRAINAGE PATTERNS
SHOWN ON THIS PLAN

APPLICANTS ARE REQUESTING A SPECIAL PERMIT TO ALLOW FOR A
COMMON DRIVEWAY WITH 4 TOTAL COMPACT CAR PARKING SPACES (2 ON EACH LOT)
WITH ONE 18' CURB CUT.

APPLICANT WILL CREATE AND RECORD AN EASEMENT FOR DRIVEWAY UPON
GRANTING OF SPECIAL PERMIT

41-43 MAGOUN STREET
TOTAL GROSS FLOOR AREA:
5,118 S.F. (ASSESSOR)
(NO CHANGES PROPOSED)

RATIO OF GROSS FLOOR AREA TO LOT AREA:
5,118/4,000 S.F. = 128% (NO CHANGES PROPOSED)

LOT AREA:
4,000 S.F.

WIDTH 40', DEPTH 100'

SETBACKS: (NO CHANGES PROPOSED)
FRONT = 7.1'
REAR = 36.3'
LEFT SIDE = 7.7'
RIGHT SIDE = 4.9'

BUILDING HEIGHT:
23'
(NO CHANGE PROPOSED)

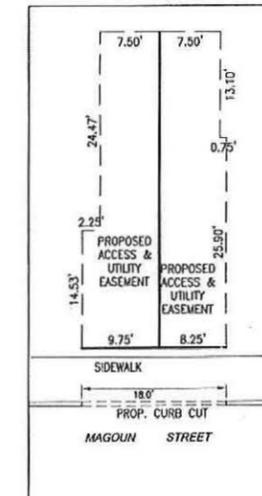
USEABLE OPEN SPACE:
2,499 S.F.

NUMBER OF DWELLING UNITS: 2
NUMBER OF PARKING SPACES:
(EXISTING = 0 PROPOSED = 2 COMPACT CAR)

GENERAL NOTES:

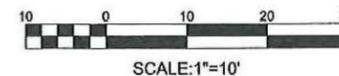
- BEFORE CONSTRUCTION BEGINS DIG-SAFE AND THE CITY OF CAMBRIDGE MUST BE NOTIFIED.
- ALL UTILITY LOCATIONS AND INVERTS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL INVERTS AND UTILITY LOCATIONS. FIELD ADJUSTMENTS ARE TO BE MADE AS NECESSARY.
- SUBSURFACE SOIL CONDITIONS AND SEASONAL HIGH GROUNDWATER ARE UNKNOWN

EASEMENT DETAIL
1"=10'



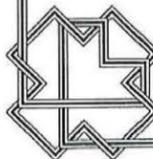
10/22/2019

Joseph Ching



SPECIAL PERMIT
PLAN OF LAND
IN
CAMBRIDGE, MASS.

PREPARED FOR
NAHEET TRIVEDI & JAMES ROBERTSON
SCALE: 1"=10' OCTOBER 22, 2019
WEBBY ENGINEERING ASSOCIATES, INC.
ENGINEERS & LAND SURVEYORS
180 COUNTY ROAD - PLYMPTON, MA.
02367 TEL. 1-781-585-1164





CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the assessor's plat and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of 36 Magoun St

Cambridge, Massachusetts, I do hereby declare

[checked] approval [] disapproval

of installment of Off-Street Parking Facility located at:

41-43 Magoun St.

Signed: Claire Albert Date: 5/26/19

Address: 36 Magoun St Camb MA 02148

To Whom It May Concern:

As owner or agent of

Cambridge, Massachusetts, I do hereby declare

[] approval [] disapproval

of installment of Off-Street Parking Facility located at:

Signed: Date:

Address:



CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the assessor's plat and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of 40 Magoun St

Cambridge, Massachusetts, I do hereby declare

[checked] approval [] disapproval

of installment of Off-Street Parking Facility located at:

41-43 Magoun St

Signed: Geri Healey-Dame Date: 5/5/19

Address: 40 Magoun St Cambridge, MA 02140

To Whom It May Concern:

As owner or agent of

Cambridge, Massachusetts, I do hereby declare

[] approval [] disapproval

of installment of Off-Street Parking Facility located at:

Signed: Date:

Address:



CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the assessor's plat and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of 41-43 Magoun St.

Cambridge, Massachusetts, I do hereby declare

[checked] approval [] disapproval

of installment of Off-Street Parking Facility located at:

45 Magoun St.

Signed: Nehru Jit Date: 10/1/19

Address: 43 Magoun St Cambridge, MA 02140

To Whom It May Concern:

As owner or agent of

Cambridge, Massachusetts, I do hereby declare

[] approval [] disapproval

of installment of Off-Street Parking Facility located at:

Signed: Date:

Address:



CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the assessor's plat and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of 45 Magoun St., Cambridge, MA

Cambridge, Massachusetts, I do hereby declare

approval disapproval

of installment of Off-Street Parking Facility located at:

41-43 Magoun

Signed: Judith M Robertson Date: 9/7/2019

Address: 45 Magoun St
Cambridge, MA 02140

To Whom It May Concern:

As owner or agent of _____

Cambridge, Massachusetts, I do hereby declare

approval disapproval

of installment of Off-Street Parking Facility located at:

Signed: _____ Date: _____

Address: _____



CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the assessor's plat and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of 46 MAGOUN ST

Cambridge, Massachusetts, I do hereby declare

[checked] approval [] disapproval

of installment of Off-Street Parking Facility located at:

41-43 MAGOUN ST.

Signed: [Signature] Date: 5/5/19

Address: YEHIA MOUSSA 46 MAGOUN ST. CAMBRIDGE, MA

To Whom It May Concern:

As owner or agent of

Cambridge, Massachusetts, I do hereby declare

[] approval [] disapproval

of installment of Off-Street Parking Facility located at:

Signed: Date:

Address:



CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the assessor's plat and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of 48 Magoun St. Cambridge, MA 02140

Cambridge, Massachusetts, I do hereby declare

[checked] approval [] disapproval

of installment of Off-Street Parking Facility located at:

41-45 Magoun St, Cambridge, MA 02140

Signed: Wilfredo Morales Date: 9-20-19

Address: 48 Magoun St

To Whom It May Concern:

As owner or agent of _____

Cambridge, Massachusetts, I do hereby declare

[] approval [] disapproval

of installment of Off-Street Parking Facility located at:

Signed: _____ Date: _____

Address: _____



CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the assessor's plat and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of 47-49 Magoun St. Cambridge, MA 02140

Cambridge, Massachusetts, I do hereby declare

approval disapproval

of installment of Off-Street Parking Facility located at:

45 Magoun St. Cambridge, MA 02140

Signed: Ramon P. Kyzachuk, Alex Kyzachuk Date: Sept. 14, 2019

Address: 49 Magoun St.

Cambridge, MA

To Whom It May Concern:

As owner or agent of _____

Cambridge, Massachusetts, I do hereby declare

approval disapproval

of installment of Off-Street Parking Facility located at:

Signed: _____ Date: _____

Address: _____

45 Magoun St.
Cambridge, MA. 02140
September 18, 2019

Ms. Alvira V. Mahoney
39 Madison Ave.
Cambridge, MA. 02140

Re: Curb break at #45 Magoun St.

Dear Ms. Mahoney,

My name is Judith Robertson, my husbands name is James Paul Robertson. We are your neighbors and abutters in the rear of your property on Madison Ave., Cambridge.

In order for us to begin the process of a request for a curb break, we would like your signature on the enclosed sheet for the City of Cambridge. The curb cut and driveway will be on the right of our house as you are facing our home. It will accommodate one small car.

We have owned our property at #45 for 20 years, but have rented it for most of that time. We moved here in July and within 3 weeks or less my car was sideswiped and totaled by my insurance company. We are seniors and would like to have some protection on a street that is very busy.

If you would like to speak with us, you are more than welcome to stop by our house and/or call us at 617 953 2270.

Thank you for your consideration. A self addressed stamped envelope is enclosed.

Sincerely,

Judith M. Robertson
James Paul Robertson

7019 0700 0000 6713 4410

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
CAMBRIDGE, MA 02140

Certified Mail Fee	\$3.50
\$	\$2.80
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
\$	
Total Postage and Fees	\$6.85
\$	



Sent To
 Ms Alvin V. Michoney
 Street and Apt. No., or PO Box No.
 39 Madison Ave
 City, State, ZIP+4®
 Cambridge, MA 02140

Kate McGovern and Neheet Trivedi

43 Magom St.

Cambridge MA 02140



1000



02140

U.S. POSTAGE PAID
FCM LG ENV
CAMBRIDGE, MA
02140
OCT 31, 19
AMOUNT

\$1.15

R2305M149496-75

Desrosiers, Leo & Theresa I. Desrosiers

Life Estate

Po Box 410072

Cambridge, MA 02140



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From: Kate McGovern & Neheet Trivedi
43 Magom St.
Cambridge MA 02140

To: Desrosiers, Leo & Theresa I
Desrosiers Life Estate
Po Box 410072
Cambridge, MA 02140



Kate McGovern and Neheet Trivedi
43 Magoun St
Cambridge, MA 02140

Desrosiers, Leo A & Theresa I. Desrosiers
Life Estate
P.O Box 410072
Cambridge, MA 02140-1614

Re: Curb cut

Dear Neighbor:

We are your neighbors and abutters in the rear of your property, on Magoun St. in Cambridge. We recently moved in earlier this year. Kate was born and raised in Cambridge and Neheet was born and raised in Connecticut, and has been in Cambridge for the last decade.

We have a 2 1/2 year old daughter and, as we try to put her in the car, we – either she or us as parents – have almost been hit multiple times by cars coming down Magoun Street at a high rate of speed. We are worried about her safety.

We are seeking to install a small driveway so that we do not have to enter and exit the car with her on the road. The driveway would be on the front and left side of our house as you are facing our home. Our neighbors are seniors, and we would like to make a joint driveway with them between our homes. It would not go into the backyard. As such it would not impact you or the residents of your property.

In order for us to begin the process of a request for a curb cut we would like your signature on the enclosed sheet for the City of Cambridge.

If you would like to speak with us you are more than welcome to stop by our house and or call us at 415-967-1225. Thank you for your consideration. A self-addressed stamped envelope is enclosed.

Thank you,

Kate McGovern

Neheet Trivedi

Addendum to BZA Application Form, Supporting Statement for Special Permit, Question E

Here we include several images of curb cuts and driveways in our neighborhood in North Cambridge. One can see here that:

(1) curb cuts and driveways are very common on Magoun St; nearly all of our nearest neighbors have one,

(2) there are numerous examples of curb cuts 17' or wider; here are just a couple close by, and

(3) there are a number of driveways shared by two adjacent properties.

(1) curb cuts and driveways are very common on Magoun St; nearly all of our nearest neighbors have one

Even number (across the street)



32 Magoun St



36 Magoun St



40 Magoun St



46 and 48/50 Magoun St



52 Magoun St



58 Magoun St

Odd number (same side of street)



53 and 57 Magoun St



37-39 Magoun St



33 Magoun St

(2) there are numerous examples of curb cuts 17' or wider in North Cambridge; here are just a couple close by



46 and 48/50
Magoun St –
17 feet



31 - 33
Magoun St –
21 feet, 2 in

(3) In the neighborhood, there are a number of shared/mutual curb cuts and/or driveways shared by adjacent properties.



46 and 48/50 Magoun St



19 and 25 Madison Ave

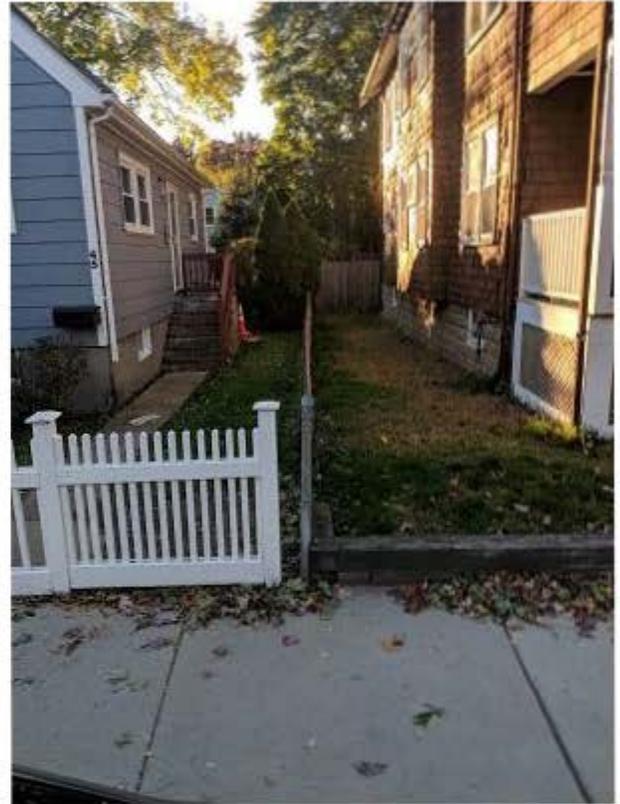


19-21 Kimball St with 2
Seagrave Rd



8-10 Columbus with 3
Madison Ave

Images of proposed driveway location



45 MAGOUN STREET
 TOTAL GROSS FLOOR AREA:
 2,457 S.F. (ASSESSOR)
 (NO CHANGES PROPOSED)

RATIO OF GROSS FLOOR AREA TO LOT AREA:
 2,457/4,000 S.F. = 61.4% (NO CHANGES PROPOSED)

LOT AREA:
 4,000 S.F.

WIDTH 40', DEPTH 100'

BUILDING HEIGHT:
 24±
 (NO CHANGE PROPOSED)

SETBACKS: (NO CHANGES PROPOSED)
 FRONT = 15.1'
 REAR = 40.1'
 LEFT SIDE = 7.7'
 RIGHT SIDE = 7.7'

USEABLE OPEN SPACE:
 3,072 S.F.

NUMBER OF DWELLING UNITS: 1
 NUMBER OF PARKING SPACES
 (EXISTING = 0 PROPOSED = 2 COMPACT CAR)

N/F
 ALEXANDER M. &
 KEVIN PAUL KOZACHUK

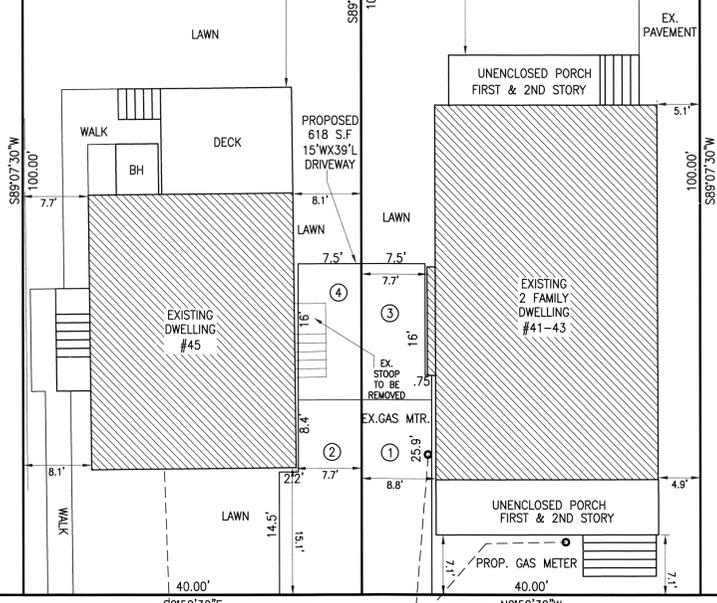
N/F
 ELVIRA V. MAHONEY
 N0°52'30"W
 40.00'

N/F
 LEO A.
 DESROSIERS, &
 THERESA I. DESROSIERS
 LIFE ESTATE
 N0°52'30"W
 40.00'

N/F
 37 MAGOUN ST LLC

PARCEL ID
 188-78
 4,000 S.F.

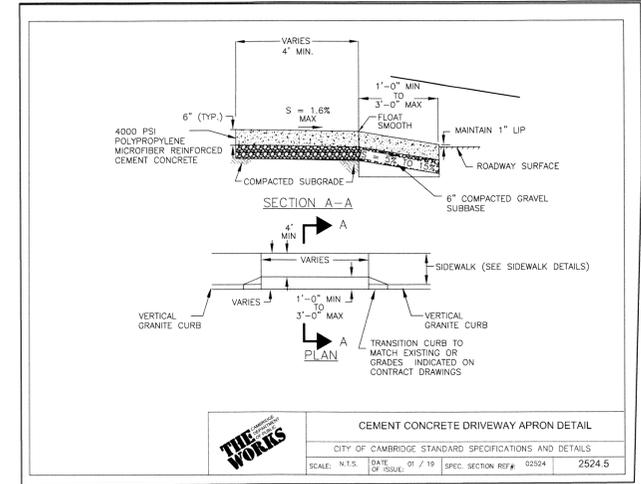
PARCEL ID
 188-77
 4,000 S.F.



261' TO WHITTEMORE AVE.
 411' TO MASS AVE.
 EX. <6" CALIPER TREE TO BE REPLACED OR RELOCATED

MAGOUN STREET
 (PUBLIC 40' WIDE)

EX. CURB CUT 17.0' 9.2' 10.4'



NOTES:
 RECORD OWNERS:

#41-43 MAGOUN STREET (MAP 188-LOT 77)
 NEHEET TRIVEDI &
 KATE MCGOVERN
 RECORD DEED:
 BK 72014 PAGE 164

#45 MAGOUN STREET (MAP 188 LOT 78)
 JAMES & JUDITH ROBERTSON TR.
 RECORD DEED:
 BK 69178-45

REC. PLAN BK 22-14

LOCUS IS ZONED RB

PORTIONS OF THE LOCUS DO LIE IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON COMMUNITY PANEL 25017C0419E EFFECTIVE 06/04/2010

THERE ARE NO PROPOSED CHANGES TO GRADES OR EXISTING DRAINAGE PATTERNS SHOWN ON THIS PLAN

APPLICANTS ARE REQUESTING A SPECIAL PERMIT TO ALLOW FOR A COMMON DRIVEWAY WITH 4 TOTAL COMPACT CAR PARKING SPACES (2 ON EACH LOT) WITH ONE 18' CURB CUT.

APPLICANT WILL CREATE AND RECORD AN EASEMENT FOR DRIVEWAY UPON GRANTING OF SPECIAL PERMIT

41-43 MAGOUN STREET
 TOTAL GROSS FLOOR AREA:
 5,118 S.F. (ASSESSOR)
 (NO CHANGES PROPOSED)

RATIO OF GROSS FLOOR AREA TO LOT AREA:
 5,118/4,000 S.F. = 128% (NO CHANGES PROPOSED)

LOT AREA:
 4,000 S.F.

WIDTH 40', DEPTH 100'

SETBACKS: (NO CHANGES PROPOSED)
 FRONT = 71'
 REAR = 36.3'
 LEFT SIDE = 7.7'
 RIGHT SIDE = 4.9'

BUILDING HEIGHT:
 29±
 (NO CHANGE PROPOSED)

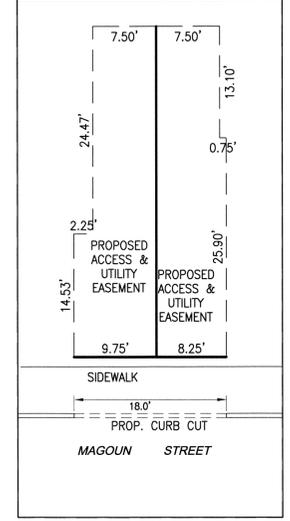
USEABLE OPEN SPACE:
 2,499 S.F.

NUMBER OF DWELLING UNITS: 2
 NUMBER OF PARKING SPACES
 (EXISTING = 0 PROPOSED = 2 COMPACT CAR)

GENERAL NOTES:

- BEFORE CONSTRUCTION BEGINS DIG-SAFE AND THE CITY OF CAMBRIDGE MUST BE NOTIFIED.
- ALL UTILITY LOCATIONS AND INVERTS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL INVERTS AND UTILITY LOCATIONS. FIELD ADJUSTMENTS ARE TO BE MADE AS NECESSARY.
- SUBSURFACE SOIL CONDITIONS AND SEASONAL HIGH GROUNDWATER ARE UNKNOWN

EASEMENT DETAIL
 1"=10'



SPECIAL PERMIT
 PLAN OF LAND
 IN
CAMBRIDGE, MASS.

PREPARED FOR
NAHEET TRIVEDI & JAMES ROBERTSON
 SCALE: 1"=10' OCTOBER 22, 2019
WEBBY ENGINEERING ASSOCIATES, INC.
 ENGINEERS & LAND SURVEYORS
 180 COUNTY ROAD - PLYMPTON, MA.
 02367 TEL. 1-781-585-1164

