



**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 Neheet Trivedi and Kate L. McGovern  
(OWNER)

Address: 41-43 Magoun Street

State that I/We own the property located at 41-43 Magoun St., which is the subject of this zoning application.

The record title of this property is in the name of Neheet Trivedi and Kate L. McGovern

\*Pursuant to a deed of duly recorded in the date Dec 14, 2018, Middlesex South County Registry of Deeds at Book 67461, Page 289; or and in Book 71578, Page 291  
Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

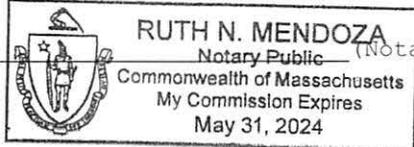
Neheet Trivedi  
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Neheet Trivedi & Kate L. McGovern personally appeared before me, this 12 of October, 2019, and made oath that the above statement is true.

Ruth Mendoza  
Notary

My commission expires \_\_\_\_\_  
 RUTH N. MENDOZA  
Notary Public (Notary Seal).  
Commonwealth of Massachusetts  
My Commission Expires  
May 31, 2024

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

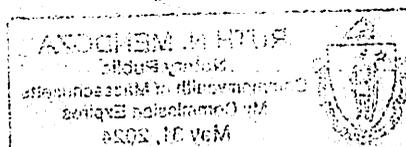
CONFIDENTIAL - SECURITY INFORMATION

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE

CONFIDENTIAL - SECURITY INFORMATION

100

CONFIDENTIAL - SECURITY INFORMATION



**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 41-43 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 a 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 and application.
- 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. Abutters 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" mentioned in the ordinance), that would need to be moved or 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.



41-43 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

188-77  
TRIVEDI, NEHEET & KATE L. MCGOVERN  
41-43 MAGOUN ST  
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

JAMES PAUL ROBERTSON &  
JUDITH ROBERTSON  
45 MAGOUN STREET  
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

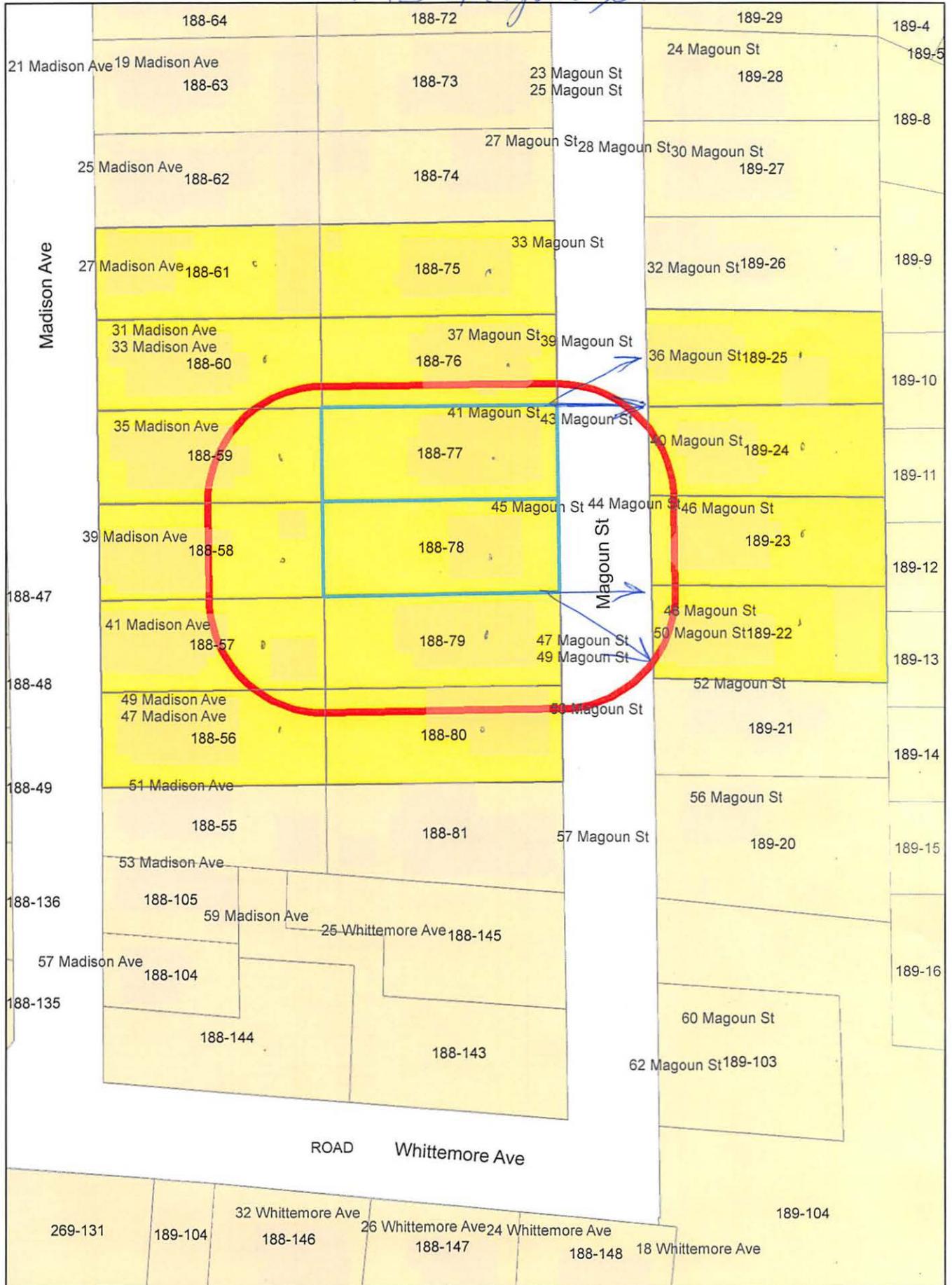
188-60  
VEROSKO, JESSICA  
31-33 MADISON AVENUE. UNIT 1  
CAMBRIDGE, MA 02140

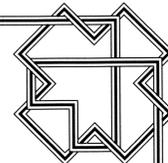
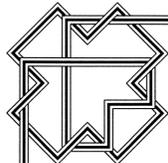
189-23  
MOUSSA, YEHIA S. & LAILA MOUSSA  
46 MAGOUN ST  
CAMBRIDGE, MA 02139

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

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

41-43 Magoun St





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

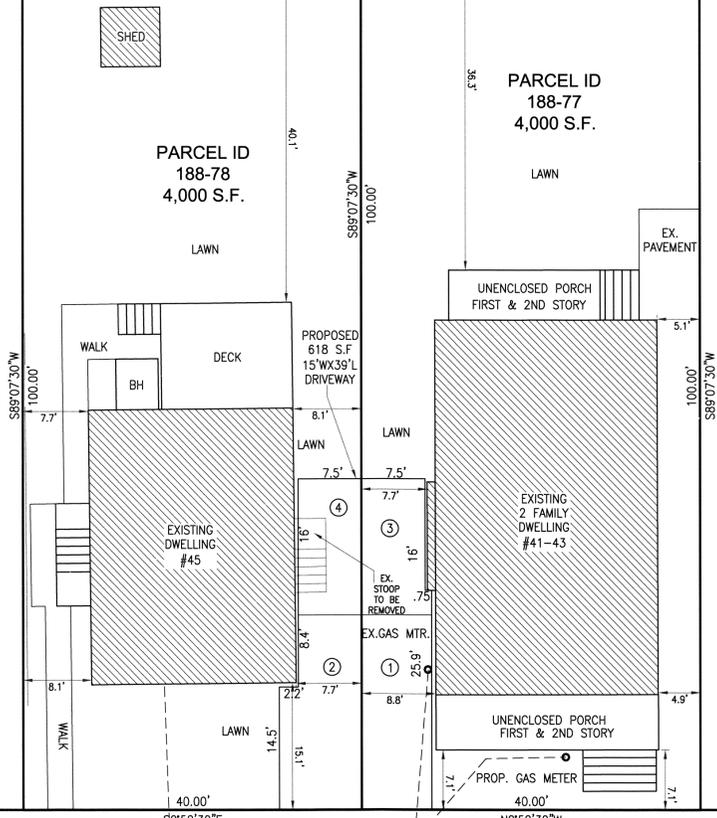
N/F  
 ELVIRA V. MAHONEY  
 N0°52'30"W  
 40.00'

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.

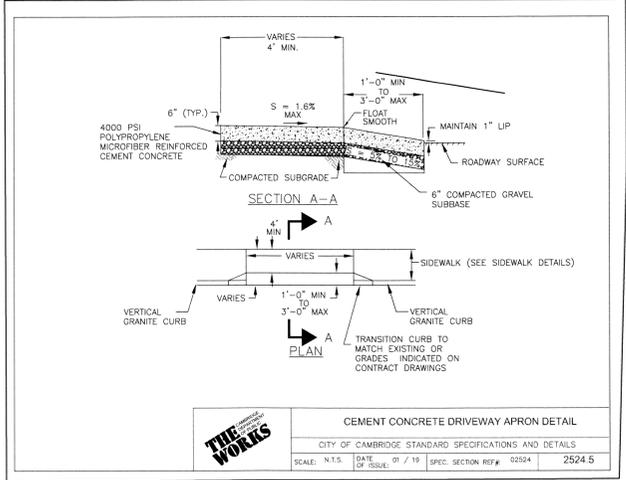
PARCEL ID  
 188-77  
 4,000 S.F.



261' TO WHITTEMORE AVE.  
 411' TO MASS AVE.  
 240.00' TO SB/DH

**MAGOUN STREET**  
 (PUBLIC 40' WIDE)

EX. CURB CUT 17.0'  
 EX. CURB CUT 9.2'  
 EX. CURB CUT 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

GENERAL NOTES:  
 1. BEFORE CONSTRUCTION BEGINS DIG-SAFE AND THE CITY OF CAMBRIDGE MUST BE NOTIFIED.  
 2. 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.  
 3. SUBSURFACE SOIL CONDITIONS AND SEASONAL HIGH GROUNDWATER ARE UNKNOWN

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'

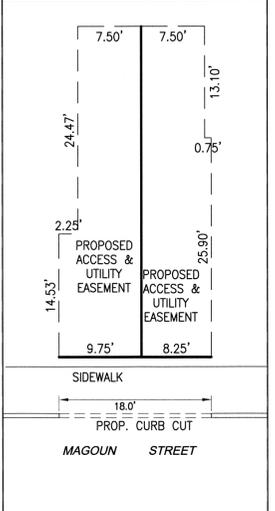
SETBACKS: (NO CHANGES PROPOSED)  
 FRONT = 71'  
 REAR = 36.3'  
 LEFT SIDE = 7.7'  
 RIGHT SIDE = 4.9'

BUILDING HEIGHT:  
 29±  
 (NO CHANGE PROPOSED)

USEABLE OPEN SPACE:  
 2,499 S.F.

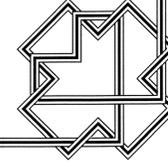
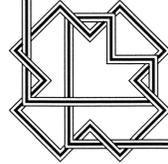
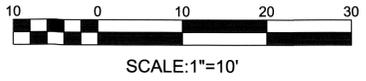
NUMBER OF DWELLING UNITS: 2  
 NUMBER OF PARKING SPACES  
 (EXISTING = 0 PROPOSED = 2 COMPACT CAR)

**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





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 37-39 Magoun Street

Cambridge, Massachusetts, I do hereby declare

approval     disapproval

of installment of Off-Street Parking Facility located at:

41-43 Magoun St., Cambridge

Signed: [Signature] Date: 10-29-19

Address: Senie Management

P.O. Box 380740, Camb, MA, 02238

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

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](http://www.usps.com)®.  
**CAMBRIDGE, MA 02140**

Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fee as appropriate)	\$2.80
<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
<b>Total Postage and Fees</b>	<b>\$6.85</b>



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



**Certificate of Mailing**

To pay fee, affix stamps or  
meter postage here.

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.  
This form may be used for domestic and international mail.

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

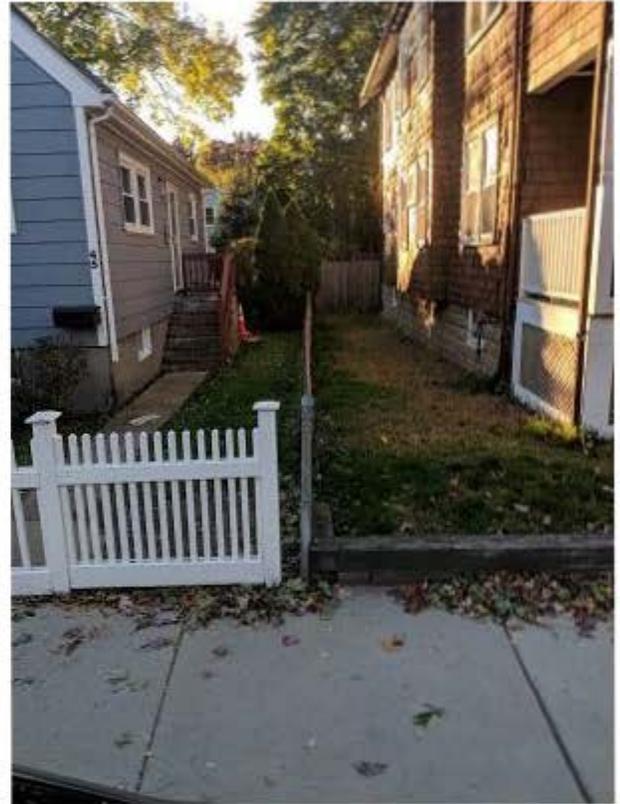


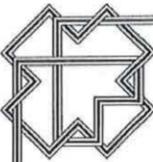
19-21 Kimball St with 2  
Seagrave Rd



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

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

N/F  
LEO A.  
DESROSIERS, &  
THERESA I. DESROSIERS  
LIFE ESTATE

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

N/F  
37 MAGOUN ST LLC



**MAGOUN STREET**  
(PUBLIC 40' WIDE)

**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.

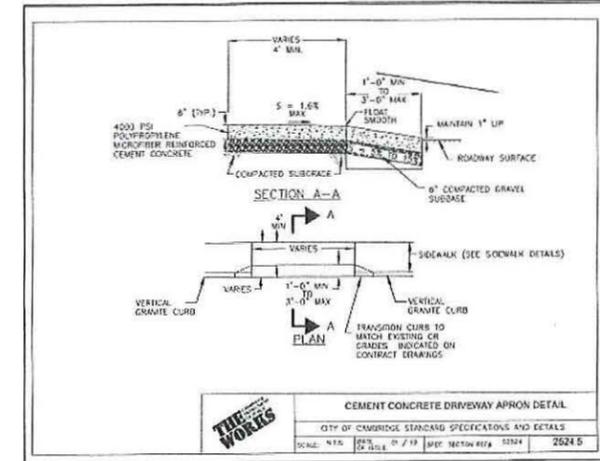
WIDTH 40', DEPTH 100'

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

BUILDING HEIGHT:  
23'  
(NO CHANGE PROPOSED)

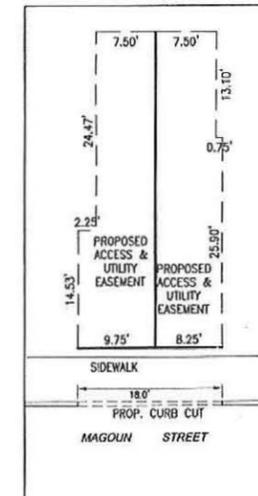
USEABLE OPEN SPACE:  
2,499 S.F.

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

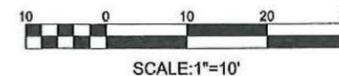


**GENERAL NOTES:**  
1. BEFORE CONSTRUCTION BEGINS DIG-SAFE AND THE CITY OF  
CAMBRIDGE MUST BE NOTIFIED.  
2. ALL UTILITY LOCATIONS AND INVERTS SHOWN ON THIS PLAN ARE  
APPROXIMATE ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO  
VERIFY ALL INVERTS AND UTILITY LOCATIONS. FIELD ADJUSTMENTS  
ARE TO BE MADE AS NECESSARY.  
3. 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

