

DOCUMENTS CLARIFYING CURB CUT
APPLICATION ON 16 CHANNING ST
SUBMITTED BY ALBERTO CAVALLO (PETITIONER)
on 04/01/2013

f



Pilar Iglesias <mpiglesias@gmail.com>

Parking Petition

Fleet Hill <fleethill@gmail.com>

Mon, Mar 25, 2013 at 12:18 PM

To: Pilar Iglesias <pilar.iglesias@pricestats.com>

Cc: Myrna Putziger <msputziger@comcast.net>, Tom Stohlman <tstohlman@comcast.net>

Pilar,

I received your phone message and email. I am not aware of your petition for a curb cut. Nor have I, as a representative of the neighborhood association, known as the Mount Auburn Neighborhood Association issued any support or opposition to your petition.

For a bit of history, the Mount Auburn Neighborhood Association, referred to as MANA, was formed in 2005, when the Mt. Auburn Hospital began plans for its expansion. The expansion was viewed as something of a threat to the residential character of the neighborhood and drew the neighbors together. MANA was instrumental in negotiating with the hospital to modify the design and scale of the planned building and parking garage. Since the completion of the project, there have not been regular neighborhood meetings and the association as an active organization is almost non-existent. There is some occasional activity around crime awareness.

There are two folks on Channing Street, Tom Stohlman (#19) and Myrna Putziger (#3) who were very active with me in the dealings with the hospital. I am copying them on this email. I suggest that you follow the advice of the city council and speak to your direct neighbors whom might be opposed to this petition. My understanding of the curb cut petition process is that abutters are the primary voice in the process.

To clarify again, I did not receive any information about your petition, and if I had, I would have said that the MANA association takes "No position either favorable or opposed" to your petition. I am unaware of anyone who has claimed to take a position opposed to your curb cut representing the neighborhood association.

I hope this is helpful.

Fleet Hill

On Sun, Mar 24, 2013 at 7:17 PM, Pilar Iglesias <pilar.iglesias@pricestats.com> wrote:

Dear Mrs. Fleet Hill,

My name is Pilar Iglesias Cavallo and I live on 16 Channing Street. Our neighbor Lenore Martin gave me your contact information.

I'm contacting you because I am applying for a curb cut for my house on Channing Street and one person has complained against my petition arguing that the neighborhood association opposes to it. Although the petition was approved by all public organizations responsible for transportation, zoning and building regulations, one counselor recommended to postpone the decision to allow time for the neighbors to resolve any differences.

I wasn't aware of the existence of this association. Given the counselor's direction, I would like to explain our situation to the members of your association. I'm reaching out to you to see how to best accomplish this. Could you please email me the list of members of your association and/or the ones who are opposing to our petition? Alternatively, would you have some time available to talk to me over the phone? I would really appreciate it.

Many thanks in advance,

Cambridge, March 29th, 2013

To whom it may concern,

We would like to support the Cavallo's application to a curb cut on Channing Street. Our support is driven by our concerns about traffic on Channing Circle, a private way owned by five neighbors, including the Cavallos.

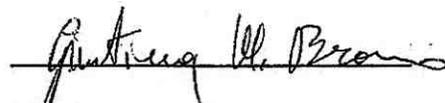
The Cavallos (as any other Channing Circle resident) may own up to the midpoint of the Circle, but all four of their Circle neighbors have a right of passage (by easement in their deeds) over the entire private way including the part that the Cavallos own.

The Massachusetts case law permits the Cavallos to park adjacent to their fence, provided that their parking there does not interfere with the access and egress by their Circle neighbors or for emergency vehicles – including wide-bodied fire trucks. In practice, Channing Circle is a narrow street which complicates the compliance with this regulation, particularly during winter.

We believe that it would be better for the Cavallos to park on the other side of their house, where there is no risk of interference of passage in the private way.

Best regards,


Guido Brosio


Giustina M Brosio

4 Channing Circle

Cambridge, MA 02138

3.31.13

To Whom It May Concern:

As a next-door neighbor of Pilar Iglesias and Alberto Cavallo of 16 Channing Street, I write in support of their application for a curb cut on Channing Street. The creation of a parking space at the side of their house, conforming with zoning requirements, would also conform aesthetically with typical off-street parking arrangements in the neighborhood. Indeed, 14 Channing Street, in an equivalent position in relation to the Circle on the opposite side of the entrance, has off-street parking via a curb cut on Channing Street.

Without this curb cut the Cavallos' options for parking are limited and unsatisfactory. Street parking on Channing Street is severely impaired during the day by the tendency of Cambridge residents to park there while visiting Mount Auburn Hospital around the corner. Parking on Channing Circle itself requires parking so close to the fence that one is required to exit cars from one side only. In winter snow-ploughing requirements have rendered parking in the Circle precarious and for most of last winter the Cavallos, in deference to some neighbors' concerns about snow build-up, parked on the street----as best they could.

Conforming as it does to zoning and the aesthetics of the neighborhood, I urge the City Council to vote in favor of this application.

Sincerely,

Muireann Glenmullen

Cambridge, March 27th, 2013

To whom it may concern,

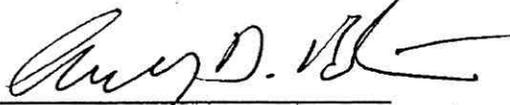
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Best regards,



ANTHONY D. MARTIN
RESIDENT OF 3 CHANNING CIRCLE

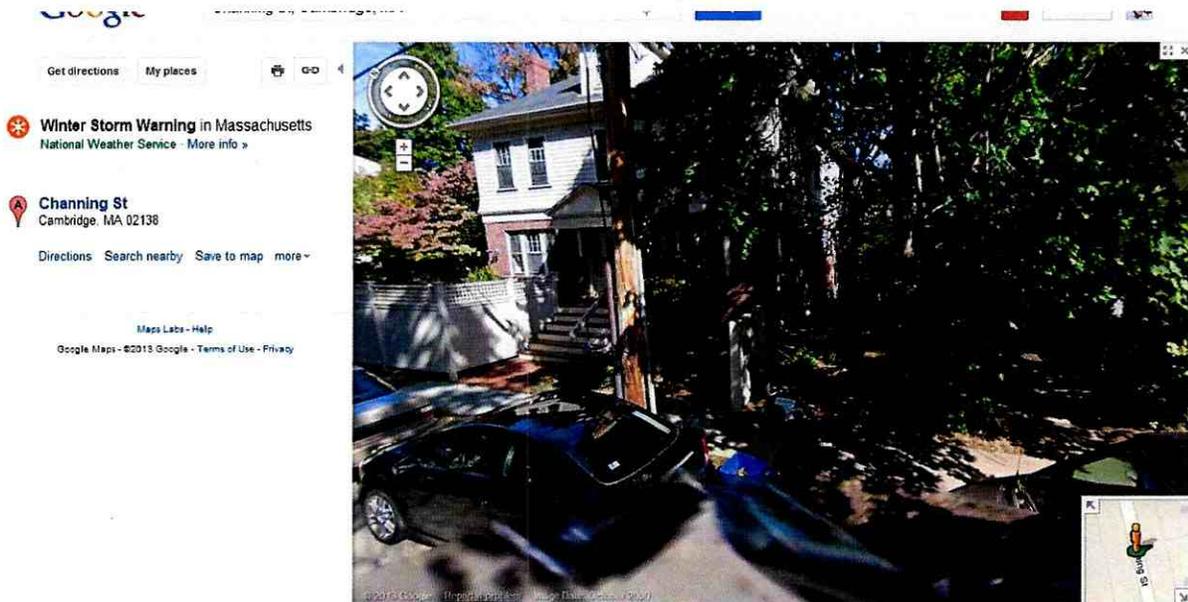
DETAILS OF CURB-CUT APPLICATION – 16 CHANNING ST.

- We currently have **no off-street parking space** available. We have a 3 year old boy and we are worried about his safety when he gets off the car.
- We are requesting a curb-cut on the side of our house. It complies with all zoning requirements and regulations and **has been approved by Zoning, Traffic & Parking, the Historical Commission and DPW.**
- Our neighbor on 18 Channing suggested that we have 2 parking spaces on Channing Circle. This is not correct. First, it is not off-street. Second, **the space on Channing Circle next to our fence is not legally parking space.** The Circle is a private way. We own up to the midpoint, but all 4 of your Circle neighbors have a right of passage (by easement in their deeds) over the entire private way including the part that you own. The MA case law permits us to park adjacent to your fence, provided that our parking there does not interfere with the access and egress by our Circle neighbors or for emergency vehicles – including wide-bodied fire trucks. We are therefore **unable to park on the side of our fence without risk of interference of passage in the private way.**



- In particular, in winter with snow pileup we cannot reasonably use the area to park adjacent to your fence or you would unreasonably block passageway for emergency vehicles, as this image shows.

- We have significantly improved the areas next to our neighbors. In particular, the space where we want to park our car used to be full of trash and in a terrible condition, as this image from Google Street View shows.



- This image is from 2009, before we had bought the house (the trash there is not related to our renovations in the house) This was the state of the side of our house before we bought it. We removed the trashcans, installed a new fence, kept trees in place and did the landscaping.

- Our request **INCREASES** the public parking space on Channing Street.
 - We now have to park both of our cars in front of our house. Each car is taking up more parking space than a curb cut would remove (10 feet).
 - In particular, we own a VW Passat, with 191 inches in length, or 15.9 feet.
 - The curb-cut is 10 feet wide.

2013 Volkswagen Passat



Check out all of the **GREAT RATINGS & REVIEWS** of this car.

OVERVIEW | PRICING | PHOTOS & VIDEOS

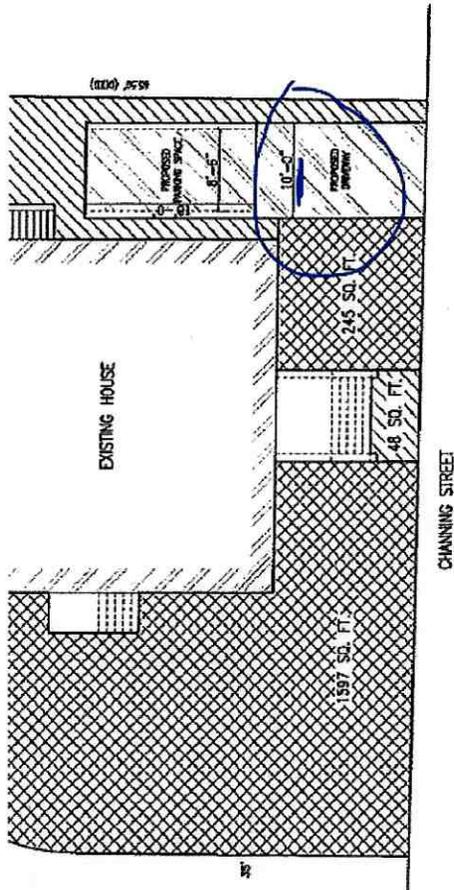
Specifications | Equipment

2013 VOLKSWAGEN PASSAT SPECIFICATIONS

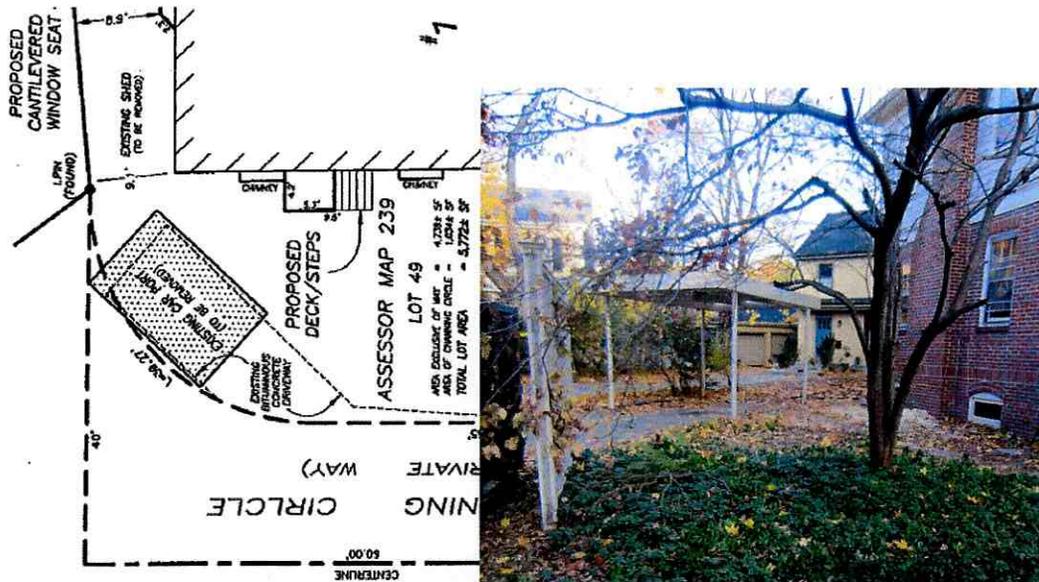
Exterior | Interior | Performance | MPG

Showing: All Trims

Exterior	2.5L S 4dr Sedan
Length	191.6"



- The off street space that the house had before was in the middle of our yard and extended beyond the limits of our property, as the property plan shows. We therefore decided to remove the old “carport”. It was also in a terrible condition, as this picture shows and any of our neighbors on Channing Circle can attest.



- We closed the area with a fence because we have a 3 year old boy that plays there. So, in practice, we are not able to use that space for parking.
- However, that even if the old parking area is to be considered our current “off-street parking” space, our total frontage is 153 feet so according to zoning regulations we would be entitled to 2 curb cuts. See Zoning article 6.43.3.

