To: Cambridge City Council
From: Fereydoun Safizadeh
Owner: 18 Channing St. since 1977
Topic: Curb cut petition at 16 Channing St. by Mr. Cavallo
Date: March 27, 2013

Thank you in advance for your time, I wanted to bring to a number of issues to your attention related to the junction of Channing St. and Mt. Auburn St., and why I recommend a denial of the curb cut application.

1. As you may know this junction of Channing St. at Mt. Auburn St. has been one of the most **publicly** used areas of Channing St. because of people (including Doctors) working in Mt. Auburn Hospital who have Cambridge resident stickers.

2. This is especially true since the hospital's recent expansion.

3. To put in a curb-cut there will affectively takes out 2 parking spaces, because almost 20 ft. is the minimum to get in and out safely, given how close this curb cut will be to the turn from Mt. Auburn St..

4. This is a case of a very **public** space being turned into a **private** one.

5. 16 Channing St. already has a **private carport** in Channing Circle - **able to accommodate 2 cars** at least since 1961 the time of Professor Herman Kalckar and Mrs. Agnete Kalckar, and Mr. Rory Stewart (previous owners) - and another **"2 semi-private"** parking spaces along fence/wall as you enter Channing Circle private way.

6. Professor and Mrs. Kalckar used the carport and their tenets used space along the fence/wall. Both spaces accommodated two cars when there were visitors.

7. Recently the **private carport** was recently enclosed as a part of the walled-in yard.

8. Presently the **"2 semi-private"** parking spaces along the fence/wall as one enters Channing Circle are **in use** with a couple of very visible **PRIVATE** signs making sure that no one parks there by mistake. (pictures since March 18, 2013 Council meeting).

9. This was a choice that the owners of 16 Channing St. made.

10. The present petition is to put in a driveway on the other side of the house, abutting 18 Channing St.

11. I am opposed to this for the following reasons:

a. A curb cut there poses a **danger** to the utility pole which would sit right at the edge of proposed driveway.

b. There is a medium/large tree straddling the property line between 16 and 18 Channing St., which poses another **danger** to persons coming down sidewalk, as a car backing out of the driveway **will not have a clear vision** of the sidewalk.

c. As the **primary abutter** at 18 Channing St. the proposed driveway will be right under our bedroom subjecting us to **constant car engine noise and fumes.**

d. Most importantly, the affective elimination of two parking spaces, with daily going in and out of the driveway, will further aggravate congestion at the end/corner of Channing St.

e. As a 2-family house, we at 18 Channing St. can rarely park in front of the house, and are often forced to double-park in order to take in groceries because of the **heavy congestion** there now.

f. The application it is not a carefully considered application. A curb cut at this location would: 1) aggravate the already existing congestion, 2) create dangers for the exiting heavy foot traffic, and 3) add engine noise and fume pollution which are problems for us at 18 Channing St., the immediate abutters.

We would like to mention that the petitioner had stated a year ago that they were **not going to submit** the application after the concerns had been discussed with them. Furthermore, the approval form has been **selectively** presented to the **concerned abutters**. It is also stated in the application that **there is no neighborhood association**. This is not the case. The Mt. Auburn Neighborhood Association (MANA) is there, and only consulted since the March 18, 2013 City Council Meeting.

We look forward to Mr. Cavallo agreeing that this not a case of hardship but a matter of personal choice for them to enlarge and enclose the parking spaces available to them as a part of their yard, and that they still have very safe, desirable and off the main street parking spaces in Channing Circle private way. A curb cut would unnecessarily contribute to traffic congestion for all neighbors concerned, particularly the immediate abutters on the busy end of Channing Street.

Thank you,

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