



City of Cambridge

Applications & Petitions #4

IN CITY COUNCIL

July 29, 2002

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, and authorization is conditioned upon use of materials specified by the Department of Public Works and the Department of Traffic, Parking and Transportation.

Stephen Moore

10 Bellevue Avenue

In City Council July 29, 2002.

Adopted by the affirmative vote of nine members.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

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

D. Margaret Drury
City Clerk

11032001 Control # 6317

4

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE
CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

'01 NOV 5 AM 11 14

RECEIVED

MAY 08 2002

CAMBRIDGE HISTORICAL
COMMISSION



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 abutters.

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 signed forms from abutters on the sides and rear of the property and from all property owners located across the street(s) from the property.

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:

10/22/01

PART I:

Address of proposed curb cut or off-street parking facility: <u>10, BELLEVUE AVENUE</u>	
Frontage: _____	Block and Lot: _____
Setback (distance from building to sidewalk): _____	
Distance from proposed driveway to surrounding structures and property line: _____	
Dimensions of proposed driveway: _____	
Location of any trees, sign posts, fire hydrants, utility poles, etc., in direct vicinity of proposed driveway: _____	

SEE ATTACHED DRAWINGS

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

CITY OF CAMBRIDGE
OFFICE OF THE CITY CLERK

2002 JUL -8 P 2:19

6315

DRAWING 1:

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

See ATTACHED DRAWING

CORNER LOT

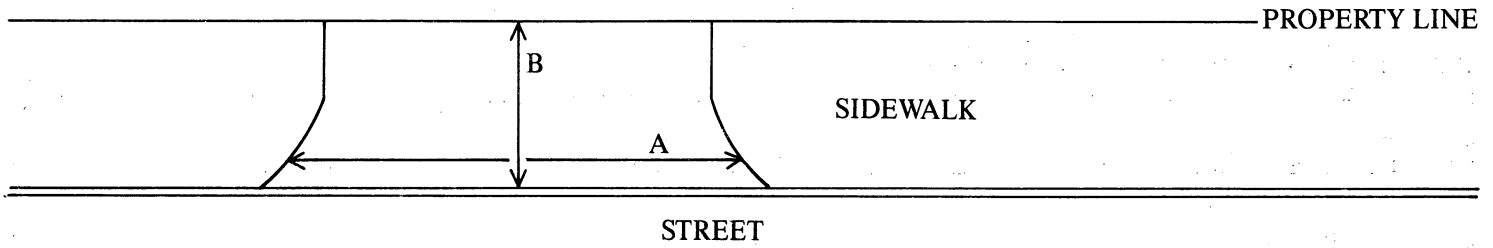
INTERIOR LOT

CORNER LOT

DRAWING 2:

SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE

CITY OF CAMBRIDGE



$$A = 15 \text{ FT.} \div 3 = 5 \text{ YARDS}$$

$$B = 6 \text{ FT.} \div 3 = 2 \text{ YARDS}$$

$$A \times B = 10 \text{ SQUARE YARDS}$$

COST ESTIMATE:

$$\text{BRICK: } 10 \text{ SQUARE YARDS} \times \$70/\text{SQUARE YARD} = \$700$$

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

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

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

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: _____

Date: 10/22/07

Address: 10, BELLEVUE AVENUE, CAMBRIDGE.

Funds Received: \$ _____

Check Number: _____

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE

PART II: INSPECTIONAL SERVICES DEPARTMENT

☒ Application approved	☐ Application denied
Reason: _____	
Signature: <u>[Signature]</u>	Date: <u>4/19/02</u>
Title: <u>Senior Clerk</u>	

PART III: TRAFFIC AND PARKING DEPARTMENT

☒ Application approved	☐ Application denied
Reason: _____	
Signature: <u>[Signature]</u>	Date: <u>5-7-02</u>
Title: <u>Traffic Engineer</u>	

PART IV: HISTORICAL COMMISSION

☒ Application approved	☐ Application denied
Reason: _____	
Signature: <u>S. Zimmerman for</u>	Date: <u>6/6/02</u>
Title: <u>Avon Hill NEDComm.</u>	

PART V: PUBLIC WORKS DEPARTMENT

☒ Application approved	☐ Application denied
Reason: <u>Contractor will install curb cut</u>	
Signature: <u>[Signature]</u>	Date: <u>7/3/02</u>
Title: <u>Superintendent of Street -</u>	

Control # 6327



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260

FAX (617) 349-4269

tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

2001 NOV 14 A 10:4
CITY CLERK
CAMBRIDGE, MASSACHUSETTS

2001 NOV 14 A 10:4

DONNA P. LOPEZ
DEPUTY CITY CLERK

November 8, 2001

Dear Neighborhood Representative:

This office is in receipt of a copy of an application from Stephen Moore, requesting a modification to an existing curb cut *at the premises numbered 10 Bellevue Avenue, 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
D. Margaret Drury
City Clerk

Bellis Circle Association - Michael Siegel

hereby approve disapprove of said driveway petition.

Comments:

Signature of authorized association representative

Daytime telephone no.

cc: Petitioner

CITY HALL, 795 MASSACHUSETTS AVENUE CAMBRIDGE, MASSACHUSETTS 02139



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CITY CLERK

RECEIVED
CITY CLERK
CAMBRIDGE, MASSACHUSETTS

2001 NOV 21 A 12:14

DONNA P. LOPEZ
DEPUTY CITY CLERK

November 7, 2001

Dear Neighborhood Representative:

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Thank you for your cooperation.

Sincerely yours,

D. Margaret Drury
City Clerk

Neighborhood Nine Association – Winifred Carfagno

hereby ☒ approve _____ disapprove of said driveway petition.

Comments: _____

Signature of authorized association representative _____

Daytime telephone no. 617-354-2889

cc: Petitioner



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City Clerk

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Signature of authorized association representative _____

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Thank you for your cooperation.

Sincerely yours,

D. Margaret Drury
City Clerk

Walden St. Bridge Association – Stephen Coren

hereby _____ approve _____ disapprove of said driveway petition.

Comments: _____

Signature of authorized association representative _____

Daytime telephone no. _____

cc: Petitioner



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Thank you for your cooperation.

Sincerely yours,


D. Margaret Drury
City Clerk

Bellis Circle Association – Michael Siegell

hereby _____ approve _____ disapprove of said driveway petition.

Comments: _____

Signature of authorized association representative _____

Daytime telephone no. _____

cc: Petitioner

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTOR'S FORM

To Whom It May Concern:

As owner or agent of 5 Bellevue Ave

☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 10 Bellevue Ave

Signed:

Kathryn F. Krawitz

Date:

10.22.01

Address:

5 Bellevue Ave Cambridge

To Whom It May Concern:

As owner or agent of 6 Bellevue Ave

☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 10 Bellevue Ave.

Signed:

Joan Dizon

Date:

10.22.01

Address:

6 Bellevue Ave. Cambridge, MA.

To Whom It May Concern:

As owner or agent of 9 Bellevue Avenue

☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 10 Bellevue Avenue

Signed:

Pat Sullivan

Date:

10.22.01

Address:

9 Bellevue Avenue
Cambridge MA 02140

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 15 Huron Ave.

☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 15 Bellevue

Signed: Phyllis Forbes Kern Date: Oct 26 - 2001

Address: 15 Huron Ave Camb.

City of Cambridge

PROCEDURE WITH RESPECT TO DRIVEWAY CUTS, OPENINGS AND OFF-STREET PARKING SPACES OR FACILITIES

1. An applicant may obtain an Application for Driveway Cuts and Openings at the Department of Public Works or Inspectional Services Department.
2. In addition to the application itself, (and the sketch required on the application form), the applicant must include a plot plan to scale which illustrates the driveway cut and the layout of the proposed on grade, off-street parking space, spaces or facility.
3. The applicant must also include signed forms from abutters on the sides and rear of the property and from all property owners located across the street(s) from the property. If the applicant is unable to obtain these signatures, he/she must include a statement with the application that an attempt was made to secure the required signatures and that it was not possible to obtain them and indicate the reasons why it was not possible to obtain the signatures.
4. The applicant shall submit the application, together with the plot plan and the abutter's forms, shall be first submitted to the Inspectional Services Department, located at 831 Massachusetts Avenue. The Inspectional Services Department will (1) immediately send a copy of the application to the City Clerk's Office to start the neighborhood association notification process, and (2) review the application for completeness of application, inclusion of abutter's forms and compliance with the City of Cambridge Zoning Ordinance.

Curb cut requirements are detailed in Section 6.40 of the Zoning Ordinance. Following are some of the more significant requirements that must be met to comply with zoning:

- a. A curb cut cannot be located closer than twenty five (25) feet to a street intersection or within fifteen (15) feet of a crosswalk.
- b. The driveway must be at least ten (10) feet wide.
- c. For lots having less than 100 feet of frontage, a maximum of only one curb cut is allowed.
- d. The required size of the parking space is 8 1/2 feet by 18 feet. The parking space cannot be located within the front yard setback.

If the Inspectional Services Department makes a determination that the curb cut is not in compliance with the Zoning Ordinance, the applicant has the following options: discontinuing the application process; modifying the application to bring it into compliance with the Zoning Ordinance; appealing the Inspectional Services determination to the Board of Zoning Appeals (BZA); or requesting from the BZA a variance from the Zoning Ordinance. If the applicant is not successful with the appeal or variance request before the BZA, recourse is through the courts.

5. The City Clerk will notify neighborhood associations in the area of the petitioner and will send a copy of this notification to the applicant. Notification will include a copy of the plot plan or drawing submitted with the

application and will request that the neighborhood association inform the City Clerk whether it approves or disapproves of the application. Petitioners are urged to contact their neighborhood association early to avoid delay.

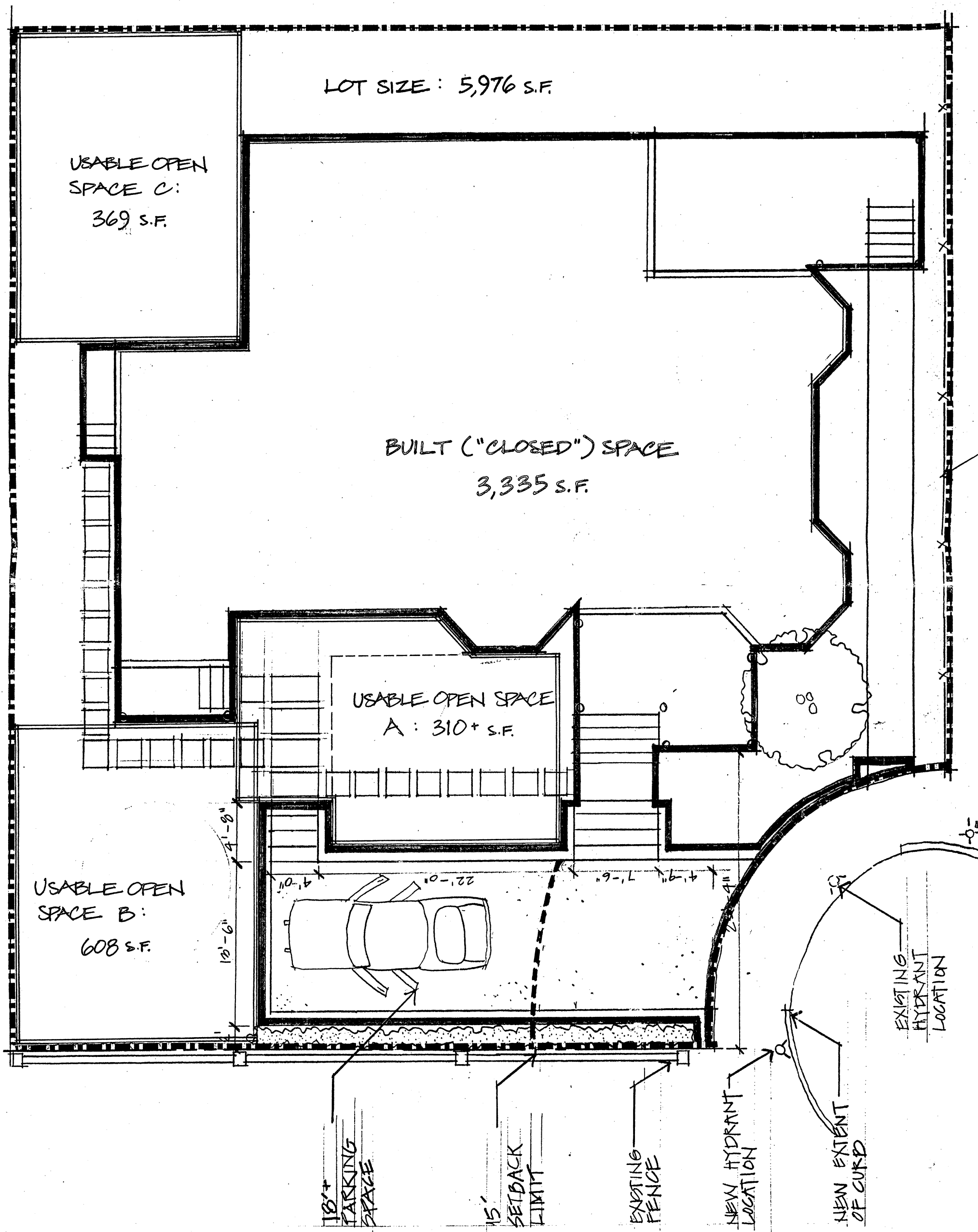
6. If the Inspectional Service Department (or the Board of Zoning Appeal) approves the application, Inspectional Services will then send it to the Department of Traffic, Parking and Transportation. If Traffic and Parking refuses to approve the application, it will so inform the applicant.
7. If the application is approved by Traffic and Parking, that department will then send the application to the Historical Commission. If the Commission approves, the Commission will send the application to the Department of Public Works. If the Commission disapproves the application, the applicant may appeal under statutes and ordinances governing the administration of historically designated properties, information about which may be obtained from the Commission.
8. If the Department of Public Works (DPW) approves the application, DPW will send the application to the City Clerk's Office. If DPW disapproves the application, it will notify the applicant.
9. When the City Clerk receives a response from the neighborhood association(s), or, if no response is received, then no sooner than 21 days after the initial notification of the neighborhood associations (see no. 5 above) the Clerk will place the application on the next City Council agenda. If the City Council approves the application, the City Clerk will notify the applicant and will send the application back to the Department of Public Works. The cost of the driveway construction will be calculated and the driveway will be put on the schedule and a date assigned for construction. The applicant must pay in full for the construction cost, based on the cost indicated, within two weeks before the estimated start of construction. No construction will begin unless the full cost of the driveway has been paid for in advance.

In certain cases, the Department may arrange with the applicant to have the driveway done by a private contractor; however, the contractor will have to post a bond, obtain a permit from the DPW and have his work inspected as to city standards before the bond is released. In this case the contractor will have a direct relationship with the applicant and the city will not intervene unless the contractor does not meet city requirements for driveway construction.

10. APPLICANTS ARE CAUTIONED AGAINST EXPENDING ANY MONEY ON MODIFICATIONS TO THEIR PROPERTY IN ANTICIPATION OF THEIR APPLICATION BEING APPROVED BY THE COUNCIL.

If a curb cut is required in connection with a project for which a building permit from the Inspectional Service Department is required, the building permit will not be issued until approval for the curb cut is first obtained from the Council. In extraordinary cases, an incremental (foundation, site work, etc) building permit may be issued if the following conditions, as a minimum, are met; the application has been initiated with the Inspectional Services Department, approvals from abutters have been obtained, a hardship is demonstrated, and the applicant states that he/she is proceeding at his/her own risk.

MOORE 'USABLE OPEN SPACE FOR CURB CUT
Bellevue Ave.



CITY OF CAMBRIDGE
INSPECTIONAL SERVICES
02 APR 19 PM 4 22

MOORE ZONING ANALYSIS

USING → CAMBRIDGE MORTGAGE INSPECTION PLAN:

LOT AREA : 5,976 S.F.

EXISTING
"CLOSED SPACE" AREA:

I.	4.167×9	=	37.503
II.	8.75×23.83	=	208.5125
III.	9.33×6	=	55.98
IV.	35.67×16.67	=	594.6189
V.	35.67×23.83	=	850.0161
VI.	14×30.5	=	427.
VII.	18×7.83	=	140.94
VIII.	6×4	=	24
IX.	10.167×2.5	=	25.4175
X.	$\frac{1}{2}(17.75) \times 3.67$	=	32.5713
XI.	$\frac{1}{2}(16.83) \times 3$	=	25.245
XII.	$\frac{1}{2}(3.83 + 6.67) \times 3$	=	15.75
XIII.	$\frac{1}{2}(10.67) \times 2.83$	=	15.0981
XIV.	14×6.83	=	95.62
XV.	9×11.67	=	105.03
	$\sum_{I}^{XV} A$	=	2,653.30 S.F. / 2,666.26

PROPOSED ADDITIONAL "CLOSED SPACE":

30	}	FROM LANDSCAPE PLAN (#S ARE GENEROUS)
35.44		
22.16		
<u>594.14</u>		
681.74 S.F.		

TOTAL "CLOSED SPACE" :

EXISTING + PROPOSED

$$= 2,653.30 + 681.74 = 3,335.04 \text{ S.F.}$$

→ OPEN SPACE RATIO :

$$\begin{aligned} & (\text{LOT AREA} - \text{"CLOSED SPACE"}) / \text{LOT AREA} \\ &= (5,976 - 3,335.04) / 5,976 \\ &= 2,640.96 / 5,976 \\ &= 0.4419 \\ &\times 100 = 44.19 \% \end{aligned}$$

44.19% > MIN 40%

MOORE ZONING ANALYSIS CONT'D

MINIMUM USABLE OPEN SPACE:

$$\text{LOT AREA} \times 0.2$$

$$= 5,976 \times 0.2$$

$$= 1,195.2 \text{ s.f.}$$

USABLE OPEN SPACE W/ ADDITION OF DRIVEWAY (extrapolated):

$$A: \text{at least } 310 \longrightarrow 310+$$

$$B: 28.83 \times 21.75 (0.97) = 608$$

$$C: 21.5 \times 17.167 = 369.09$$

$$\sum A$$

$$1,287.09 + \text{s.f.}$$

→ USABLE OPEN SPACE COMPARISON:

PROPOSED VS. MINIMUM

$$\underline{1,287 + \text{s.f.}} > \underline{1,195 \text{ s.f.}}$$

N-90

Application and Petitions #4

An application was received from
Stephen Moore, requesting a curb
cut at the premises numbered
10 Bellevue Avenue.

In City Council July 29, 2002

ORDER ADOPTED.