

10062002

CITY OF CAMBRIDGE
TRAFFIC & PARKING
APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

OCT 24 PM 2:31 CITY OF CAMBRIDGE



02 OCT 17 AM 11:49

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES**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:

10/17/02

PART I:

Address of proposed curb cut or off-street parking facility: <u>45 Creighton Street</u>	
Frontage: <u>Cypress St</u>	Block and Lot: <u>Block 200 / Lot 34</u>
Setback (distance from building to sidewalk): <u>32'</u>	
Distance from proposed driveway to surrounding structures and property line: <u>12'</u>	
Dimensions of proposed driveway: <u>10 x 33</u>	
Location of any trees, sign posts, fire hydrants, utility poles, etc., in direct vicinity of proposed driveway: <u>none</u>	

CITY OF CAMBRIDGE
OFFICE OF THE CITY CLERK

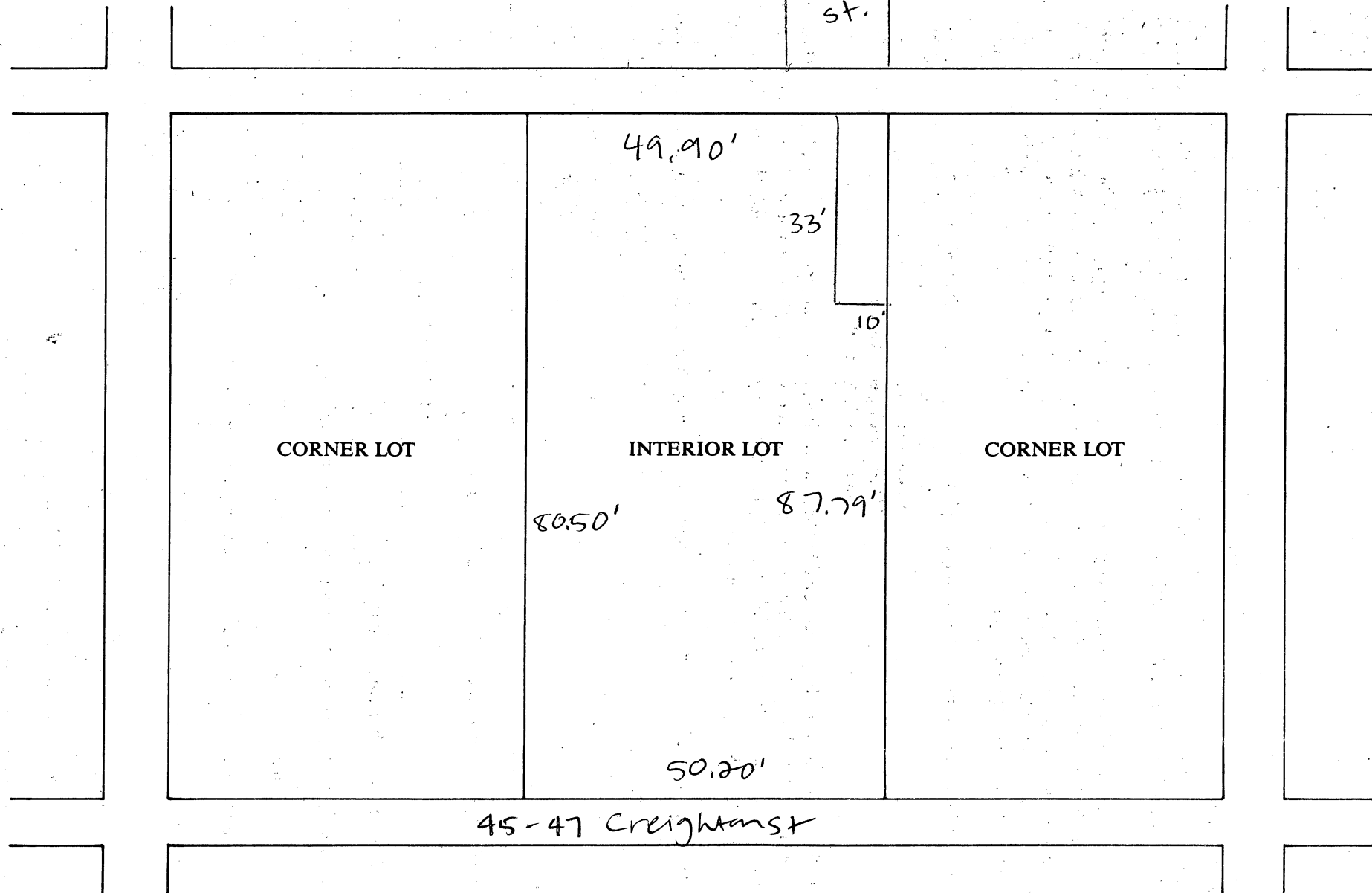
- ☒ Plot plan is included
- ☐ Sketch of driveway with cost estimate is included
- ☒ All abutter's forms are included

2002 NOV 20 A 10:23

Control # 6336

DRAWING 1:

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



DRAWING 2:

SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE

CITY OF CAMBRIDGE

PROPERTY LINE

SIDEWALK

STREET

$$A = 10 \text{ FT.} \div 3 = 3.33 \text{ YARDS}$$

$$B = 33 \text{ FT.} \div 3 = 11 \text{ YARDS}$$

$$A \times B = 36.6 \text{ SQUARE YARDS}$$

There is no sidewalk or
curb - flat surface
abuts to Cypress.

COST ESTIMATE:

BRICK: 36.6 SQUARE YARDS $\times$ \$70/SQUARE YARD = \$ 2562.

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

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

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

DEPARTMENT OF PUBLIC WORKS SCHEDULED DATE FOR CONSTRUCTION:

10 / 17 / 02

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: Jill ToneyDate: 10/17/02

Address: 45 Creighton St Cambridge Ma 02140
617 876 0808 Jill Toney

Funds Received: \$ _____ Check Number: _____

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE

PART II: INSPECTIONAL SERVICES DEPARTMENT

☒ Application approved

☐ Application denied

Reason: _____

Signature: _____

Date: 10/17/02

Title: 2011 NR

PART III: TRAFFIC AND PARKING DEPARTMENT

☒ Application approved

☐ Application denied

Reason: _____

Signature: _____

Date: 10-31-02

Title: Traffic Engineer

PART IV: HISTORICAL COMMISSION

☒ Application approved

☐ Application denied

Reason: Not a designated historic property.

Signature: Sarah Bourke

Date: 10/24/02

Title: Designated Property Admin.

PART V: PUBLIC WORKS DEPARTMENT

☒ Application approved

☐ Application denied

Reason: _____

Signature: William F. Dwyer

Date: 11-19-02

Title: Superintendent of Streets

Control # 6336

To the Members of the Cambridge City Council
11 December, 2002

We would like to make known our strong opposition to the petition for a curb cut at 45 Creighton Street.

It has come to our attention that a matter of great importance to our neighborhood has been put before the council for approval, and we would like to register our strong opposition to the issue.

Among the reasons we oppose the curb cut at 45 Creighton Street are the following:

- **Cypress Street is a Private Way.** Those of us who have purchased homes on Cypress Street have done so with the knowledge that it is a Private Way, and we do not believe it right to enable someone to tear down our fence to build a private parking lot on our dead-end street.
- **Existence of other alternatives.** The owner of 45 Creighton Street could also petition the city for a curb cut on Creighton Street with full support from us, as her next door neighbor successfully did several years ago, with our support.
- **Safety of our children.** We are concerned for the safety of the children in the neighborhood and the destruction of their play area.
- **Loss of parking.** This curb cut would remove two parking spaces from an already crowded street.
- **Increased Pedestrian Traffic.** Those of us who live on Sycamore, Cypress and King Streets often find pedestrians looking for shortcuts to Porter Square through our dead-end streets. They will now have one, and that will also change the character of the neighborhood.
- **Economic impact.** We believe the value of our homes will be materially affected by the addition of a private parking lot at the end of the street.
- **Notification and Process.** No one on Cypress Street has been notified of the petition, nor have we seen the plans. We are surprised that a change of such major impact can be considered without considering the perspectives of abutters and other interested parties.
- **Snow removal** – currently snow is removed and deposited at the end of Cypress Street. If the curb cut were to be allowed, there would be no place to put the snow.
- **Destruction of Community Flower Garden** at the end of Cypress Street.

In light of the above, we the undersigned, ask you to not approve the petition to grant rights for a curb cut through Cypress Street.

Warm regards,


Stace Lindsay

Stace Lindsay | **ontheFRONTIER**

Vice President, Advisory Group

400 Talcott Ave, 3rd Floor | Watertown, MA 02472

Ph 617.607.0259 | Fax 617.607.0301 | slindsay@onthefrontier.com

Consent Communication #2

A communication was received
from Stace Lindsay, regarding the
curb cut at 45 Creighton Street.

In City Council December 16, 2002

**REFERRED TO THE
PETITION.**

2002 DEC 12 A 9 01
CITY CLERK
CAMBRIDGE, MASSACHUSETTS

To the Members of the Cambridge City Council
11 December, 2002

We would like to make known our strong opposition to the petition for a curb cut at 45 Creighton Street.

It has come to our attention that a matter of great importance to our neighborhood has been put before the council for approval, and we would like to register our strong opposition to the issue.

Among the reasons we oppose the curb cut at 45 Creighton Street are the following:

- **Cypress Street is a Private Way.** Those of us who have purchased homes on Cypress Street have done so with the knowledge that it is a Private Way, and we do not believe it right to enable someone to tear down our fence to build a private parking lot on our dead-end street.
- **Existence of other alternatives.** The owner of 45 Creighton Street could also petition the city for a curb cut on Creighton Street with full support from us, as her next door neighbor successfully did several years ago, with our support.
- **Safety of our children.** We are concerned for the safety of the children in the neighborhood and the destruction of their play area.
- **Loss of parking.** This curb cut would remove two parking spaces from an already crowded street.
- **Increased Pedestrian Traffic.** Those of us who live on Sycamore, Cypress and King Streets often find pedestrians looking for shortcuts to Porter Square through our dead-end streets. They will now have one, and that will also change the character of the neighborhood.
- **Economic impact.** We believe the value of our homes will be materially affected by the addition of a private parking lot at the end of the street.
- **Notification and Process.** No one on Cypress Street has been notified of the petition, nor have we seen the plans. We are surprised that a change of such major impact can be considered without considering the perspectives of abutters and other interested parties.
- **Snow removal** – currently snow is removed and deposited at the end of Cypress Street. If the curb cut were to be allowed, there would be no place to put the snow.
- **Destruction of Community Flower Garden** at the end of Cypress Street.

In light of the above, we the undersigned, ask you to not approve the petition to grant rights for a curb cut through Cypress Street.

Signed,

Name	Address	Signature
------	---------	-----------

STACE LINDSAY	8 Cypress St	(617) 876 1798
---------------	--------------	----------------

Lisa Ceremsak	8 Cypress St.	
---------------	---------------	--

Printed Name

Address

Signature

Francis Murphy	11 Cypress St.	Francis Murphy
LORRAINE E. MURPHY	11 CYPRESS ST.	Lorraine E. Murphy
JANET M. FRIEL	7 Cypress ST	Janet m. Friel
Kathleen L. Allier	34 Walden St	Kathleen L. Allier
George A. Doherty	38 Walden St	George A. Doherty
John M. Milmore	42 Walden St CAMBRIDGE	John M. Milmore
Mary T. Milmore	42 Walden St	Mary T. Milmore
Adele D. Singleton	44 Walden St	Adele D. Singleton
Kenneth C. Singleton	44 Walden St.	Kenneth C. Singleton
David T. Black	5 KING ST	David T. Black
DAVID T. BLACK	5 KING ST	David T. Black
John T. BLACK	7 KING ST	John T. Black
Cathleen D. McCormick	9 King St	Cathleen D. McCormick
DEWEY C. DELAY	7 KING ST	Dewey C. Delay
Barbara Dams	12 King St	Barbara Dams
JOSH SIVGAMAN	10 KING ST.	Josh Sivgaman
GORAN TKALEC	10 KING ST.	Goran Tkalec
Liberty Waters	6 King St.	Liberty Waters
Martin J. Waters	11 King St.	Martin J. Waters
Harriet Winter	8 King St	Harriet Winter
Hope M. Ryan	8 SYCAMORE ST	Hope M. Ryan
NORA KORONAS	10 SYCAMORE ST	Nora Koronas

In light of the above, we the undersigned, ask you to not approve the petition to grant rights for a curb cut through Cypress Street.

Signed,

Name

Address

Signature

Printed Name

Address

Signature

~~Cambridge, MA 02142~~ ~~King Street, Cambridge, MA 02142~~ ~~William D. Wilbur~~

IRENE KORONAS 12 SYCAMORE ST
Irene Koronas

ERIC PFEUFER

9 SYCAMORE ST.

JEAN HERMANN

9 SYCAMORE ST.

Jenny Grass 5 Sycamore St

Paul W. Fiske

8 King St.

Paul W. Fiske

Liberty W. Fiske

8 King St.

Liberty

Thomas Tumble 45 WALDEN ST

Angélica A Brisk

45 Walden St

LILLIAN O. KINER

28 WALDEN ST

Lillian O. Kiner

Debra V. Kirksey

28 WALDEN ST

Debra Kirksey

To the Members of the Cambridge City Council
11 December, 2002

We would like to make known our strong opposition to the petition for a curb cut at 45 Creighton Street.

It has come to our attention that a matter of great importance to our neighborhood has been put before the council for approval, and we would like to register our strong opposition to the issue.

Among the reasons we oppose the curb cut at 45 Creighton Street are the following:

- **Cypress Street is a Private Way.** Those of us who have purchased homes on Cypress Street have done so with the knowledge that it is a Private Way, and we do not believe it right to enable someone to tear down our fence to build a private parking lot on our dead-end street.
- **Safety of our children.** We are concerned for the safety of the children in the neighborhood and the destruction of their play area.
- **Existence of other alternatives.** The owner of 45 Creighton Street could also petition the city for a curb cut on Creighton Street with full support from us, as her next door neighbor successfully did several years ago. She needn't disrupt the daily lives of the 9 families currently using Cypress Street to obtain her parking.
- **Increased Pedestrian Traffic.** Those of us who live on Sycamore, Cypress and King Streets often find pedestrians looking for shortcuts to Porter Square through our dead-end streets. They will now have one, and that will also change the character of the neighborhood.
- **Economic impact.** We believe the value of our homes will be materially affected by the addition of a private parking lot at the end of the street.
- **Notification and Process.** No one on Cypress Street has been notified of the petition, nor have we seen the plans. We are surprised that a change of such major impact can be considered without considering the perspectives of abutters and other interested parties.
- **Snow removal** – currently snow is removed and deposited at the end of Cypress Street. If the curb cut were to be allowed, there would be no place to put the snow.
- **Destruction of Community Flower Garden** at the end of Cypress Street.

In light of the above, we the undersigned, ask you to not approve the petition to grant rights for a curb cut through Cypress Street.

Signed,

<u>Name</u>	<u>Address</u>	<u>Signature</u>
Benjamin Wurgaft	6 Cypress St. Cambridge/505 Alcatraz,	Benjamin Wurgaft

While I'm currently not residing in my mother (Merry White's) house at 6 Cypress st, I wanted to lend my voice to Stace Lindsay's. Growing up on Cypress Street was a wonderful experience partly because of the safety the street provides for its children; I would hope that this could be preserved for the families living there now. The balance between privacy and noise is delicate already, in North Cambridge – I agree with Stace that there is little need for such a disruptive, and apparently unnecessary, change.

Sincerely – Benjamin Wurgaft

To the Members of the Cambridge City Council
11 December, 2002

We would like to make known our strong opposition to the petition for a curb cut at 45 Creighton Street.

It has come to our attention that a matter of great importance to our neighborhood has been put before the council for approval, and we would like to register our strong opposition to the issue.

Among the reasons we oppose the curb cut at 45 Creighton Street are the following:

- **Cypress Street is a Private Way.** Those of us who have purchased homes on Cypress Street have done so with the knowledge that it is a Private Way, and we do not believe it right to enable someone to tear down our fence to build a private parking lot on our dead-end street.
- **Existence of other alternatives.** The owner of 45 Creighton Street could also petition the city for a curb cut on Creighton Street with full support from us, as her next door neighbor successfully did several years ago, with our support.
- **Safety of our children.** We are concerned for the safety of the children in the neighborhood and the destruction of their play area.
- **Loss of parking.** This curb cut would remove two parking spaces from an already crowded street.
- **Increased Pedestrian Traffic.** Those of us who live on Sycamore, Cypress and King Streets often find pedestrians looking for shortcuts to Porter Square through our dead-end streets. They will now have one, and that will also change the character of the neighborhood.
- **Economic impact.** We believe the value of our homes will be materially affected by the addition of a private parking lot at the end of the street.
- **Notification and Process.** No one on Cypress Street has been notified of the petition, nor have we seen the plans. We are surprised that a change of such major impact can be considered without considering the perspectives of abutters and other interested parties.
- **Snow removal** – currently snow is removed and deposited at the end of Cypress Street. If the curb cut were to be allowed, there would be no place to put the snow.
- **Destruction of Community Flower Garden** at the end of Cypress Street.

In light of the above, we the undersigned, ask you to not approve the petition to grant rights for a curb cut through Cypress Street.

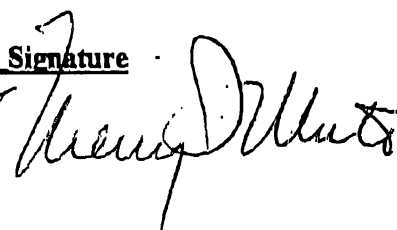
Signed,
Name

Address

Signature

MERRY I. WHITE

6 CYPRESS ST
CAMBRIDGE
MA 02140



Dec. 13, 2002

To: Cambridge City Council

From: Lorraine & Francis E. Murphy, 11 Cypress St., Camb.

Subject: We request that you table the petition for a curb cut at 45 Creighton St.

Reason 1: We are unable to attend the council meeting Monday, Dec. 16, 2002 as there has been a

death in the family and we will be attending a funeral in Connecticut on that day.

Reason 2: We are one of the abutters directly affected by this proposed curb cut and we had not been notified of the hearing that was held Dec. 9th.

Reason 3: We feel that the label curb cut on "Creighton St." is purposely misleading. In reality the request is for a curb cut on Cypress St., a Private Way. We believe that it was termed such to dupe city agencies into believing there was no opposition to this plan, for those who signed off on it, (Creighton St. residents) are actually not at all affected by the proposed plan. (Unless, of course you figure that the car or cars that would normally be parking at 45 Creighton St. would now be over on Cypress St.) Granting this right to the inhabitants of 45 Creighton St. takes Cypress St. from us and gives it to the tenants of 45 Creighton St. to use as a private driveway.

Comments: First, my family and I personally wish to thank Henrietta Davis for her vigilance in protecting our rights by making a motion to charter right so she could get proper information on this petition.

The issue for us on Cypress St. is preserving the quality of life we now enjoy. Living on a dead end street that is a Private Way gives us a sense of privacy and safety. The street is an actual extension of our homes. A lot of family life happens right in the middle of the street. We neighbors often stand in the street chatting. Our children and grandchildren as well as the adults play there. We draw hopscotch, play ball, and the little ones ride their bikes. We have a safety rule we instituted when our children were young. A telephone pole serves as a safety restriction "You can't go past the pole." Lisa and Stace at no. 8 also place a safety sign in the middle of the street designating that children are playing there. In the winter, we all go out and shovel the street.

When it comes to parking, we're all very considerate of one another. The place in front of each person's home is considered theirs. The middle space between house no. 8 and house no. 11 is where visitors or family or repairmen park. Whenever there are family gatherings at any of the four houses we accommodate each other by letting as many people park on the street as will fit. It's all very friendly and respectful.

My husband Frank and I have lived in this house for 44 years and we brought up our seven children here. We also have 18 grandchildren and 5 great grandchildren. Our home is the place where our family gathers. Do you really think it could be right to take

away our rights to the use of our street and give it to a woman who bought a house on another street? What kind of a person moves into a neighborhood and tries to take a cherished privilege away from people who have lived there for many years?

My family, Murphys and Robillards, have lived in Cambridge for over 106 years. Our family members have served in the fire department, police department, water department, and public works. We are vested in this city. Please protect our rights. Don't take them away and hand them to this woman from Chelmsford who has such complete disregard for the family community we on Cypress St. have built over the many years we have lived together.

I started this letter by asking that you table this petition. Actually, we'd prefer that you take the petition of 45 Creighton St. and the curb cut that they want on Cypress St. and categorically deny it. The petition is preposterous!

Sincerely,
Lorraine E. and Francis E. Murphy

CITY OF CAMBRIDGE

INSPECTIONAL SERVICES

831 MASSACHUSETTS AVENUE
CAMBRIDGE, MA. 02139
617-349-6100

FAX # 617-349-6132

2002 DEC 16 P 3:32
RECEIVED CITY CLERK
CAMBRIDGE, MASSACHUSETTS

NAME: Margaret DruryFIRM: City Clerk

FAX NUMBER: _____

DATE: 12/16/02 NUMBER OF SHEETS (INCLUDING COVER) 3ADDITIONAL INFORMATION: RE: Cart Cut for 45 Creighton St.Margaret -

Could you please ensure that
the attached documents are included
with the subject cart cut application.

MarkBob Benson

FROM: _____

Jill Toney
45 Creighton Street
617-876-0808

In addition to a conversation with the owners of 8 Cypress Street the same day I approached the owners of 9 Cypress Street regarding my interest in a curb cut. They declined to sign the abutter form as well.

Will Toney
45 Creighton Street
Cambridge 02140
617 876 0808

October 14, 2002

I was unable to obtain a signature from the abutters residing at 8 Cypress Street owners are Stace Lindsay and Lisa Ceremsak.

I tried to contact them in August of 2002. They were away on vacation in Montana and their house sitter told me they would return in September. I gave the house sitter my phone number and asked that they call me when they return. In September they called me and we arranged a meeting time.

During our meeting I showed her my plot plan. I explained the difficulties of creating a curb cut at the front of my property due to parking pad/driveway size requirements. I also pointed out that there is a fire hydrant and a fully grown tree which would probably have to be taken down.

Her concern is that she uses the area which abutts onto my property as a parking space for guests. She seemed open to finding a mutual solution whereby I would install a gate but after some time she declined and ultimately would not sign the abutter form.



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260

FAX (617) 349-4269

tty/TDD (617) 492-0235

2002 NOV 25 P 5:32

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

November 7, 2002

Dear Neighborhood Representative:

This office is in receipt of a copy of an application from Jill Toney, requesting a curb cut *at the premises numbered 45 Creighton Street, 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

North Cambridge Stabilization Committee- Richard Clarey

hereby _____ approve ☒ disapprove of said driveway petition.

Comments: *THIS DRIVEWAY WOULD ENCOURAGE THROUGH TRAFFIC TO CREIGHTON ST;
THIS APPLICATION WOULD ENDANGER CHILDREN WHO NOW PLAY ON CYPRUS ST, A*

Signature of authorized association representative *Rich D Clarey, Vice Chair* **DEAD END.**

Daytime telephone no. *617 728 0660*

cc: Petitioner



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260

FAX (617) 349-4269

TTY/TDD (617) 492-0235

2002 NOV 26 A 10:21

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

November 7, 2002

Dear Neighborhood Representative:

This office is in receipt of a copy of an application from Jill Toney, requesting a curb cut *at the premises numbered 45 Creighton Street, 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

CPR Neighborhood Association - Ann Collette

hereby _____ approve _____ disapprove of said driveway petition.

Comments: As a group, we are EVENLY split on this, with half for and half against.

Signature of authorized association representative

Ann Collette

Daytime telephone no. 617-876-1734

cc: Petitioner

MORTGAGE INSPECTION PLAN

UNREGISTERED LAND

FILE NO.: 138000

ADDRESS: 45-47 CREIGHTON STREET, CAMBRIDGE, MA

ATTORNEY: PRESSMAN & KRUSKAL

LENDER: NATIONAL CITY MORTGAGE CO.

OWNER: LOIS FRANCIS JUDKINS & LINDA FLOYD

APPLICANT: JILL TONEY

DATE: 07/23/2002 SCALE: 1"=20'

DEED BOOK: 32110

PAGE: 89

PLAN BOOK: 57

PAGE:

LOT(S): 9

PLAN NUMBER: 7

OF 1888

REGISTERED LAND

REGISTRATION BOOK:

PAGE:

CERTIFICATE OF TITLE:

PLAN NUMBER:

LOT(S):

ASSESSORS MAP

MAP:

BLOCK:

PARCEL:

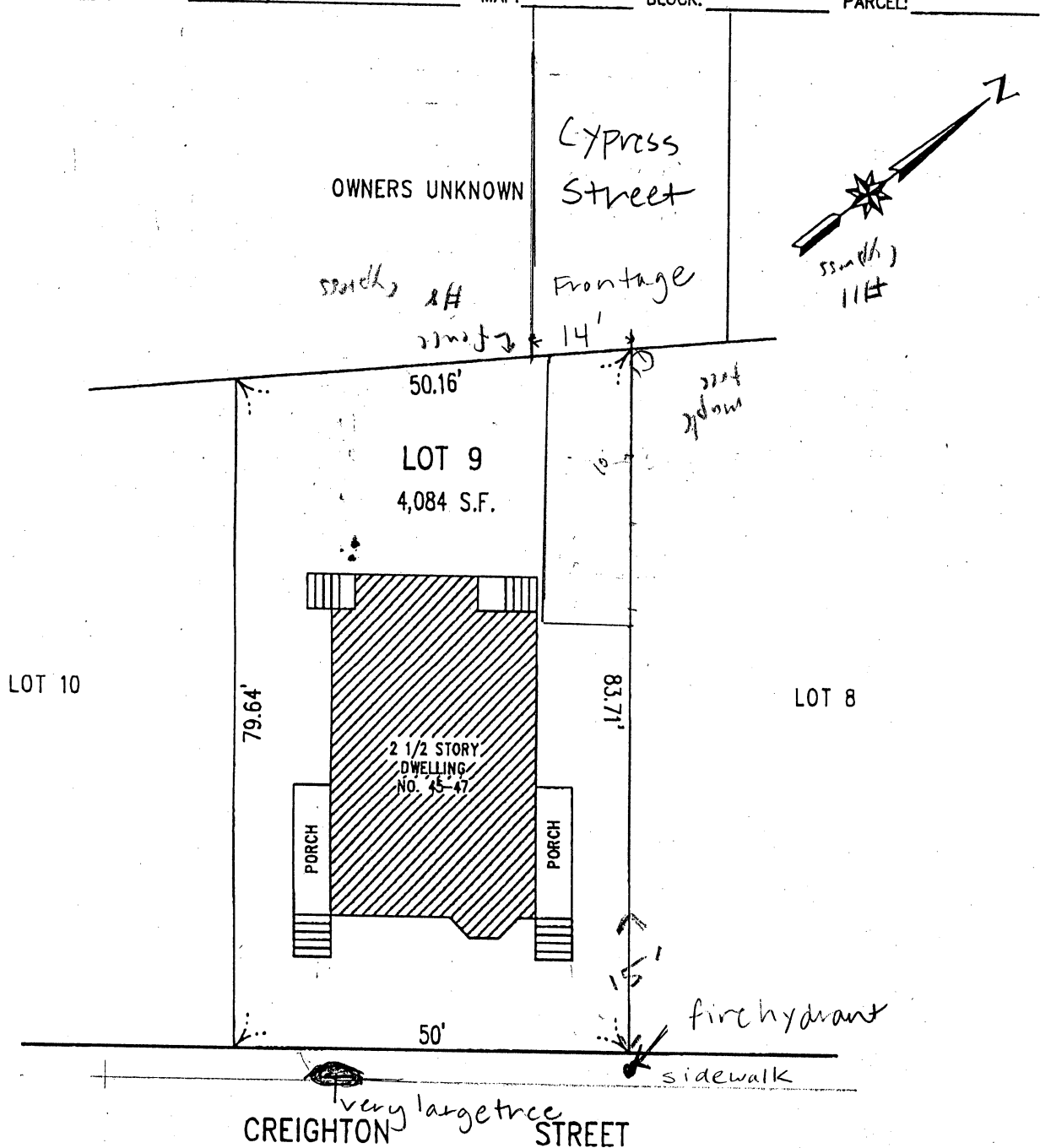
FLOOD HAZARD INFORMATION

FLOOD MAP COMMUNITY NO.: 250186

ZONE: X

PANEL: 0002B

DATED: 07/05/1982

**MORTGAGE LENDER****USE ONLY**

THIS IS THE RESULT OF TAPE MEASUREMENT, NOT THE RESULT OF AN INSTRUMENT SURVEY AND IS CERTIFIED TO THE TITLE INSURANCE COMPANY AND ABOVE LISTED ATTORNEY AND LENDER.

THERE ARE NO DEEDED EASEMENTS IN THE ABOVE REFERENCED DEED OR ENCROACHMENTS WITH RESPECT TO BUILDINGS SITUATED ON THIS LOT EXCEPT AS SHOWN.

THE LOCATION OF THE DWELLING SHOWN DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE.

THE LOCATION OF THE DWELLING AS SHOWN HEREON EITHER WAS IN COMPLIANCE WITH THE LOCAL ZONING BY-LAWS IN EFFECT WHEN CONSTRUCTED (WITH RESPECT TO STRUCTURAL SETBACK REQUIREMENTS ONLY), OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. G.L. TITLE VII. CHAPTER 40A, SECTION 7.

**DES LAURIERS & ASSOCIATES, INC.**

40 KENWOOD CIRCLE, SUITE 8, FRANKLIN, MA 02038

TEL: (800)287-8800 FAX: (508)528-4011

*Robert E. Bissonnette*

GENERAL NOTES: (1) The declarations made above are on the basis of my knowledge, information, and belief as the result of a mortgage inspection tape survey made to the normal standard of care of registered land surveyors practicing in Massachusetts. (2) Declarations are made to the above named client only as of this date. (3) This plan was not made for recording purposes, for use in preparing deed descriptions or for construction. (4) Verifications of property line dimensions, building offsets, fences, or lot configuration may be accomplished by an accurate instrument survey.

Length 15' x 10' 8.5' x 18' 1/2' Park Pod

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of

51-53 CREIGHTON ST



approval

Cambridge, Massachusetts, I do hereby declare



disapproval

of the installment of:

Off-Street Parking Facility located at

THE REAR OF 45-47 CREIGHTON ST

Signed:

[Signature]

Date:

8/13/02

Address:

51-53 CREIGHTON ST

To Whom It May Concern:

As owner or agent of

43 CREIGHTON ST CAMB 02140



approval

Cambridge, Massachusetts, I do hereby declare



disapproval

of the installment of:

Off-Street Parking Facility located at

BE REAR OF 45-47 CREIGHTON ST

Signed:

Thomas Y Bollett

Date:

August 14 2002

Address:

43 CREIGHTON ST CAMB MA 02140

To Whom It May Concern:

As owner or agent of



approval

Cambridge, Massachusetts, I do hereby declare



disapproval

of the installment of:

Off-Street Parking Facility located at

Signed:

Date:

Address:

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of _____,

☐ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at _____

Signed: _____ Date: _____

Address: _____

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.

N-44 Cal 5

Applications and Petitions #1

An application was received from Jill Toney, requesting a curb cut at the premises numbered 45 Creighton Street; said petition has received approval from Inspectional Services, Traffic, Parking and Transportation, Historical and Public Works. Two neighborhood associations received letters. One neighborhood association has disapproved and one neighborhood association responded that as a group they are evenly split, half for and half against.

In City Council December 9, 2002

**CHARTER RIGHT
EXERCISED BY
VICE MAYOR DAVIS.**

In City Council April 14, 2003

PLACED ON FILE.