

05022003

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

03 MAY 19 AM 8 39



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 abuttors.

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 a signed abuttor sheet for each of your abuttors: back yard, one on either side and the abuttor directly across the street.

Once you have gathered this information on the application, it should be submitted to:

Zoning Officer
Inspectional Services
831 Massachusetts Avenue
Cambridge, MA 02139

CITY OF CAMBRIDGE
TRAFFIC & PARKING
AUG 6 PM 2:30

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:

5 / 16 / 03

PART I:

Address of proposed curb cut or off-street parking facility: <u>168 Lexington Avenue</u>	
Frontage: <u>100'</u>	Block and Lot: _____
Setback (distance from building to sidewalk): <u>c. 24 feet</u>	
Distance from proposed driveway to surrounding structures and property line: <u>proposal is to expand existing curb cut from 10 feet to 13 feet as the current 10 foot opening is extremely tight, making it hazardous in winter weather.</u>	
Dimensions of proposed driveway: <u>13' wide</u> <u>13-17 feet</u>	
Location of any trees, sign posts, fire hydrants, utility poles, etc., in direct vicinity of proposed driveway: <u>na</u>	

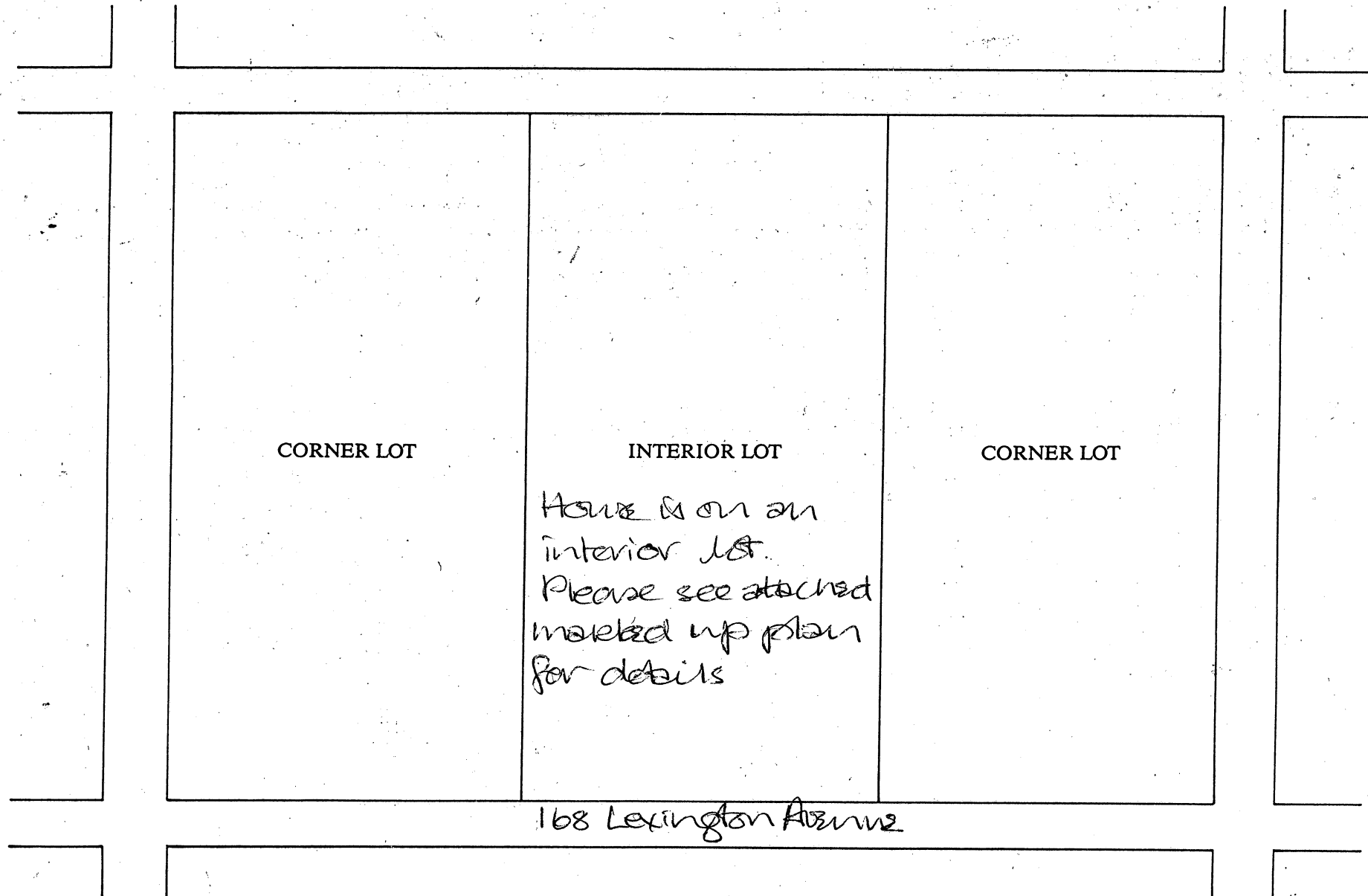
- ☒ Plot plan is included
- ☒ Sketch of driveway with cost estimate is included : to be determined
- ☒ All abuttor's forms are included

Control # 6356

2003 AUG 22 A 10:33
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

DRAWING 1:

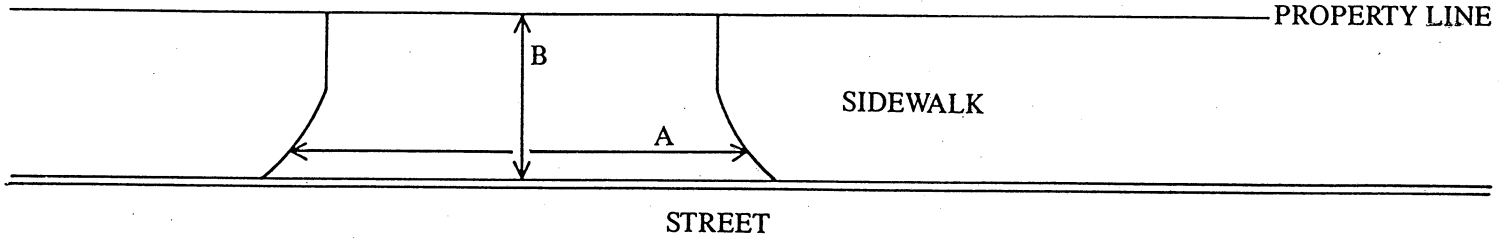
PLEASE INDICATE LOCATION OF HOUSE AND DRIVEWAY.
BE SURE TO GIVE DIMENSIONS OF LOT.



DRAWING 2:

SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE

CITY OF CAMBRIDGE



A = 13 FT. $\div$ 3 = _____ YARDS

B = 11/4 FT. $\div$ 3 = _____ YARDS (existing)

A $\times$ B = _____ SQUARE YARDS

COST ESTIMATE:

requesting that new granite curb stones at edge of driveway opening be installed. Sidewalk does not require alteration

BRICK: _____ SQUARE YARDS $\times$ \$70/SQUARE YARD = \$ _____

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:

/ /

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:

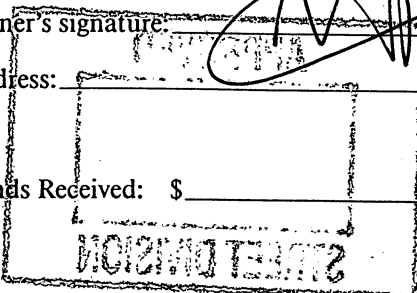
Owner's signature:

Date: 16 Mar '03

Address: 168 Lexington Ave. 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: _____

Date: 7/30/00

Title: _____

PART III: TRAFFIC AND PARKING DEPARTMENT

☒ Application approved

☐ Application denied

Reason: _____

Signature: _____

Date: 8-6-03

Title: Traffic Engineer

PART IV: HISTORICAL COMMISSION

☒ Application approved

☐ Application denied

Reason: _____

Signature: Sarah R. Burk

Date: 8/11/03

Title: Designated Property Administrator

PART V: PUBLIC WORKS DEPARTMENT

☒ Application approved

☐ Application denied

Reason: _____

Signature: _____

Date: _____

Title: Superintendent of Streets

APPROVED

AUG 20 2003

STREET DIVISION

Control # 6356

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 148 Lexington Ave Cambridge MA 02138

☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 168 Lexington Ave Cambridge MA 02138

Signed: [Signature] Date: 3/11/03

Address: 148 Lexington Ave Cambridge MA 02138

To Whom It May Concern:

As owner or agent of 153 LEXINGTON AVENUE, CAMBRIDGE, MA 02138

☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 168 LEXINGTON AVE, CAMBRIDGE, MA 02138

Signed: [Signature] Date: APRIL 5, 2003

Address: 153 LEXINGTON AVE, CAMBRIDGE, MA 02138

To Whom It May Concern:

As owner or agent of 65 GROZIER RD, CAMBRIDGE, MA 02138

☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 168 Lexington Ave, Cambridge, MA

1.5' 13' wide curb cut

Signed: [Signature] Date: 5/4/03

Address: 65 GROZIER RD, CAMBRIDGE, MA

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 170 Lexington Ave,

☒ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at 168 Lexington Ave
Cambridge, MA,

Signed: Beatrice M. Coleman Date: May 05, 2003

Address: 170 Lexington Avenue, Cambridge, Ma.

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.

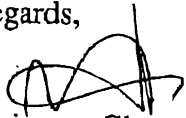
168 Lexington Avenue
Cambridge,
MA 02138
617/283-6715
30 July, 2003

Dear Ranjit:

As I mentioned, I have called and left a message for my neighbour, Mary Ohanessian, of 71 Grozier Road regarding my appeal for widening my curb cut. Mrs. Ohanessian had mentioned to me in June that she was going away for the summer and she appears not to be picking up her messages. I would be very surprised if she were to object, as we have very cordial relations and she would not be affected by the widening of the curb since she lives on the next street.

Thank you for your assistance.

Regards,



Muireann Glenmullen

05022003

No Neighborhood 10 Association

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES



03 MAY 19 AM 8 39

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DATE:

5 / 16 / 03

PART I:

Muireann Glenmullen

Address of proposed curb cut or off-street parking facility: 168 Lexington Avenue

Frontage: 100' Block and Lot:

Setback (distance from building to sidewalk): c. 24 feet

Distance from proposed driveway to surrounding structures and property line: proposal is to expand existing curb cut from 10 feet to 13 feet as the current 10 foot opening is extremely tight, making it hazardous in winter weather.

Dimensions of proposed driveway: 13' wide Neighbouring driveways range from 13-17 feet

Location of any trees, sign posts, fire hydrants, utility poles, etc., in direct vicinity of proposed driveway: na

☒ Plot plan is included

☒ Sketch of driveway with cost estimate is included to be determined

☒ All abuttor's forms are included

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

2003 MAY 19 P 3:01

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 148 Lexington Ave Cambridge MA 02138

☒ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at 168 Lexington Ave Cambridge MA 02138

Signed: [Signature]

Date: 3/11/03

Address: 148 Lexington Ave Cambridge MA 02138

To Whom It May Concern:

As owner or agent of 153 LEXINGTON AVENUE, CAMBRIDGE, MA 02138

☒ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at 168 LEXINGTON AVE, CAMBRIDGE, MA 02138

Signed: [Signature]

Date: APRIL 5, 2003

Address: 153 LEXINGTON AVE, CAMBRIDGE, MA 02138

To Whom It May Concern:

As owner or agent of 65 GROZIER RD, CAMBRIDGE, MA 02138

☒ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at 168 Lexington Ave, Cambridge, MA

1.5' 13' wide curb cut

Signed: [Signature]

Date: 5/4/03

Address: 65 GROZIER RD, CAMBRIDGE, MA

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTOR'S FORM

To Whom It May Concern:

As owner or agent of 170 Lexington Ave

☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

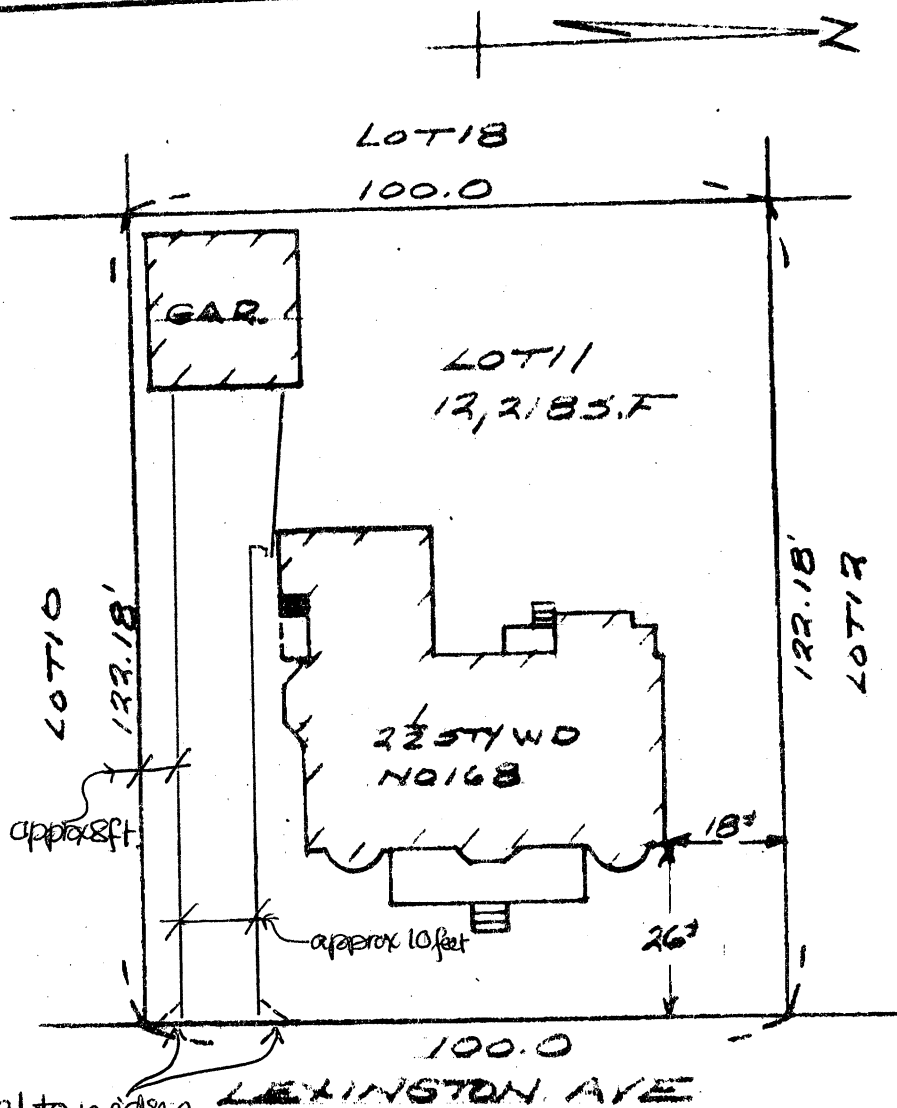
of the installment of:

Off-Street Parking Facility located at 168 Lexington Ave
Cambridge, MA,

Signed: Beatrice M. Coleman

Date: May 05, 2003

Address: 170 Lexington Avenue, Cambridge, Ma.



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.

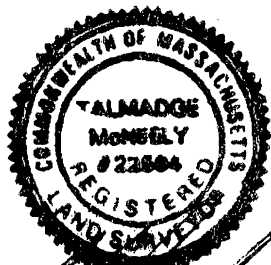
NOTE: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN ARE NOT LOCATED WITHIN THE FLOOD HAZARD ZONE AS DELINEATED ON THE MAP OF COMMUNITY

250186 00018

MASS. EFFECTIVE JULY 5, 1982
BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT-FEDERAL INSURANCE ADMINISTRATION.

NOTE: THIS IS A TAPE SURVEY NOT TO BE USED FOR ESTABLISHING PROPERTY LINES, HEDGES, OR ANY PURPOSE OTHER THAN ITS ORIGINAL INTENT. THIS PLAN WAS DRAWN FOR MORTGAGE PURPOSES ONLY. NOT TO BE RECORDED.

MORTGAGE PLAN ENGINEERING SINCE 1920



PLAN OF PROPERTY IN CAMBRIDGE MASS

OWNED BY
JOSEPH EMIREANN GLENMULLAN

SCALE: 1" = 30' DATE: 11-30-1995

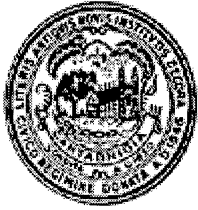
L.G. BRACKETT CO. INC.
WINCHESTER MASS.

COUNTY: MIDDLESEX
PLAN: 22-13

PLAN BY L. FRANK RICE
DATE OF PLAN: FEB 10, 1972

I HEREBY CERTIFY THAT THE BUILDING SHOWN ON THIS PLAN IS ON THE GROUND AS SHOWN.

[Signature]
RES. LAND SURVEYOR



City of Cambridge

Applications & Petitions # 2
IN CITY COUNCIL
September 8, 2003

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.

Muireann Glenmullen

168 Lexington Avenue

In City Council September 8, 2003
Adopted by the affirmative vote of nine members.
Attest:- D. Margaret Drury, City Clerk

A true copy;

D. Margaret Drury

ATTEST:-

D. Margaret Drury, City Clerk

H118

Application and Petition #2

An application was received from
Muireann Glenmullen, requesting a
curb cut at the premises numbered
168 Lexington Avenue.

In City Council September 8, 2003

ORDER ADOPTED