



City of Cambridge

Communication No. 12

IN CITY COUNCIL

May 22, 1989

ORDERED:

That the Commissioner of Public Works be authorized to construct driveways 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 the abutting estates.

Mario Torroella

30 Magnolia Avenue

In City Council May 22, 1989.

Adopted by the affirmative vote of 9 members.

Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:-

Joseph E. Connarton
Joseph E. Connarton, City Clerk.



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OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

May 11, 1989

Dear Neighborhood Representative:

Please be advised that this office is in receipt of a petition from Mario Torroella requesting permission for a driveway at the premises numbered 30 Magnolia Avenue.

The City Council has directed that all driveway petitions be submitted to the appropriate Neighborhood Associations where said curb cut would be made for their approval, prior to action by the City Council. Please indicate by return mail your approval or disapproval of said petition within ten days from the receipt of this letter. I have enclosed a self-addressed stamped envelope to facilitate your reply.

Your kind cooperation in this matter will be greatly appreciated by the members of the City Council.

Sincerely yours,

Joseph E. Connarton
City Clerk.

Name of Neighborhood Association: _____

I hereby _____ approve _____ disapprove of said driveway petition.

Comments: _____

AREA 6

Mid-Cambridge Neighborhood Association
c/o John Pitkin, President
P.O. Box 904
Cambridge, MA 02138

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

RECEIVED BY
OFFICE OF CITY CLERK

1989 MAY -8 PM 3



CITY OF CAMBRIDGE

CAMBRIDGE MA.

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 Department
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:

4/12/89

PART I:

Address of proposed curb cut or off-street parking facility: 29/30 MAGNOLIA AVE.

Frontage: 40.97' Block and Lot: 141 LOT NO. 24

Setback (distance from building to sidewalk): 10'-8"

Distance from proposed driveway to surrounding structures and property line: 1'-0" FROM PROPOSED BLDG.
7'-0" FROM NEXT DOOR PROPERTY BLDG.
5'-0" FROM PROPERTY LINE

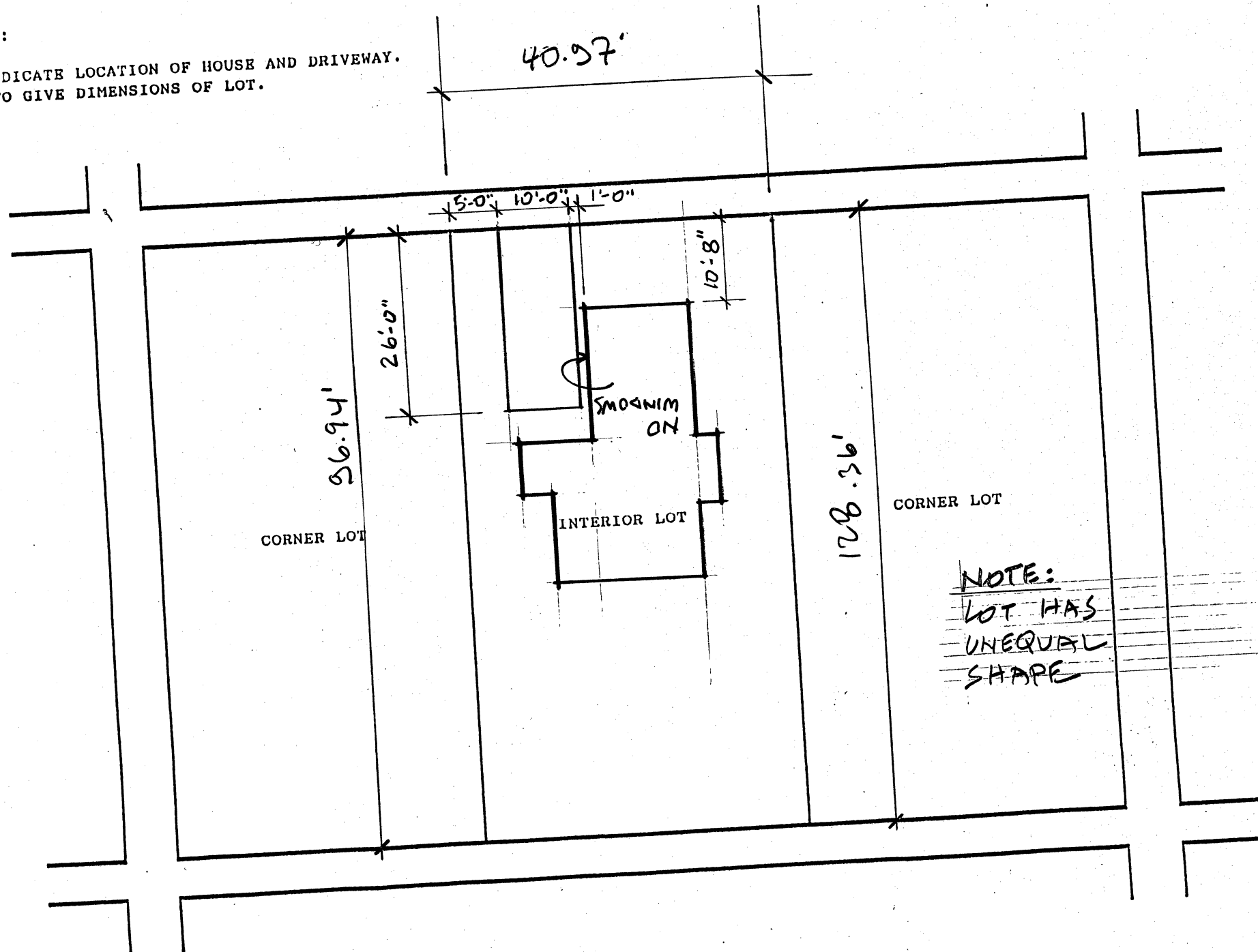
Dimensions of proposed driveway: 10'-0" WIDE BY 26'-0" LONG

Location of any trees, sign posts, fire hydrants, utility poles, etc., in direct vicinity of proposed driveway: A SIDEWALK TREE IS LOCATED 23'-0" TO LEFT OF DRIVEWAY. A UTILITY POST IS ACROSS STREET ABOUT 50'-0" AN EVERGREEN IS TO RIGHT OF DRIVEWAY WITHIN ABUTTOR'S PROPERTY 10'-0" FROM DRIVEWAY

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

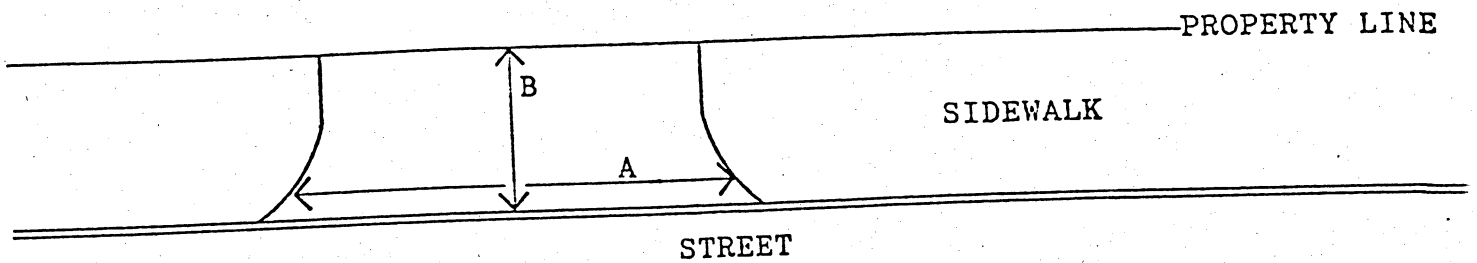
DRAWING 1:

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



SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE

CITY OF CAMBRIDGE



$$A = 12 \text{ FT.} \div 3 = 4 \text{ YARDS}$$

$$B = 7 \text{ FT.} \div 3 = 2.3 \text{ YARDS}$$

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

COST ESTIMATE:

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

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

CONCRETE: 9.2 SQUARE YARDS x \$40/SQUARE YARD = \$ 360

ASPHALT: _____ SQUARE FEET x 1 TON/40 SQUARE FEET x \$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: Mario Torroella Date: 4/12/89

Address: 17 MYRTLE AVE. CAMBRIDGE, 02138

Funds Received: \$ _____

Check Number: _____

Mario Torroella

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE

PART II: INSPECTIONAL SERVICES DEPARTMENT

☒ Application approved	☐ Application denied
Reason: _____	
Signature: <u><i>[Signature]</i></u>	Date: <u>5/3/89</u>
Title: <u>Zoning Zoning Specialist</u>	

PART III: TRAFFIC AND PARKING DEPARTMENT

☒ Application approved	☐ Application denied
Reason: _____	
Signature: <u><i>[Signature]</i></u>	Date: <u>5.5.89</u>
Title: <u>Asst. Traffic Director</u>	

PART IV: HISTORICAL COMMISSION

☒ Application approved	☐ Application denied
Reason: _____	
Signature: <u><i>[Signature]</i></u>	Date: <u>4/18/89</u>
Title: <u>Chair - MCNDC</u>	

PART V: PUBLIC WORKS DEPARTMENT

☒ Application approved	☐ Application denied
Reason: _____	
Signature: <u><i>[Signature]</i></u>	Date: <u>5/5/89</u>
Title: <u>Supt. of Street S</u>	

HMFH Architects, Inc.
675 Massachusetts Avenue
Cambridge, MA 02139
(617) 492-2200

April 14, 1989

HMFH
Architects

Zoning Officer
Inspectional Services Department
831 Massachusetts Avenue
Cambridge, Massachusetts 02139

Dear Sir:

I am soliciting a curb cut for my new single family home at 30 Magnolia Avenue where I will be living with wife and children.

The abutting neighbors are opposed to any construction on this site as evidenced by their opposition at the Mid-Cambridge Conservation Commission. However, the proposed house will meet all the zoning requirements for height, backs, FAR and off-street parking. The Mid-Cambridge Neighborhood Conservation District Commission has approved the construction, and no variances or special permits are required.

My wife and I have lived in this neighborhood since 1974 and we own two of the abutting properties plus the open piece of land upon which we plan to build. We want to stay in this area to raise our children. As Cambridge taxpayers, we feel that it is our legal right to be granted a curb cut for our approved construction and that a curb cut will in no way effect adversely the abutters, the neighborhood, or the zoning objectives of this area of Cambridge.

Very respectfully,



Mario Torroella

MT:am

Neighborhood 6

12. H-71

Driveway - Mario Torroella - 30 Magnolia
Avenue.

In City Council,

May 22, 1989

5-22-89
Order - Adopted

Area 6

(Area 6 established 5/1/89 - copy within jurisdiction)