CCM-101

City of Cambridge

Communication # 23

IN CITY COUNCIL

October 17, 1994

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.

Homeowners Rehab, Inc.	251 Columbia Street Discontinuance on Columbia Street Discontinuance on Hampshire Street

In City Council October 17, 1994.
Adopted by a yea and nay vote:
Yeas 9; Nays 0; Absent 0.
Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury
City Clerk

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 349-4260

FAX (617) 349-4307

D. MARGARET DRURY
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

October 6, 1994

Dear Neighborhood Representative:

Please be advised that this office is in receipt of a petition from Shelly Dean, Project Manager for Homeowners Rehab, Inc. requesting the *discontinuance of two curb cuts - one on Columbia Street and one on Hampshire Street and a new curb cut at the premises numbered* **251 Columbia Street, Cambridge, Massachusetts.**

The City Council has directed that all curb cut 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. Be sure to sign the form and include a daytime phone number. 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,

D. Margaret Drury

D. Margaret Drury
City Clerk

Name of Neighborhood Association: Neighborhood 4 Coalition - Nancy Ryan

hereby _____ approve _____ disapprove of said driveway petition.

Comments: _____

_____

OFFICE OF THE CITY CLERK

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Sincerely yours,

D. Margaret Drury

D. Margaret Drury
City Clerk

Name of Neighborhood Association: Neighborhood 4 Coalition - Jackie Carroll

hereby _____ approve _____ disapprove of said driveway petition.

Comments: _____

_____

OFFICE OF THE CITY CLERK
City Hall • Cambridge, Mass. 02139

Nancy Ryan
Neighborhood 4 Coalition
4 Ashburton Place
Cambridge, MA 02139

OFFICE OF THE CITY CLERK
City Hall • Cambridge, Mass. 02139

Jackie Carroll
Neighborhood 4 Coalition
37 Market Street
Cambridge, MA 02139

these trees should be shown on the plan you've mailed out

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 238-244 Columbia St. Cambridge Unit 3 North,

Cambridge, Massachusetts, I do hereby declare ☐ approval ☑ disapproval

of the installment of:

Off-Street Parking Facility located at I seriously object. this will kill nature trees + proposed lot at corner of Columbia + Hampshire Sts. cause congestion on a residential side street

Signed: Cora Bell Date: 9/15/94

Address: 12 Lee St. Camb. MA. 02139

661-7555

To Whom It May Concern:

As owner or agent of 238-244 Columbia St, Cambridge Unit 3 West,

Cambridge, Massachusetts, I do hereby declare ☐ approval ☑ disapproval

of the installment of:

Off-Street Parking Facility located at proposed lot at corner of Columbia + Hampshire Sts.

Signed: Cora Bell Date: 9/15/94

Address: 12 Lee St. Camb. MA. 02139

To Whom It May Concern:

As owner or agent of _____,

Cambridge, Massachusetts, I do hereby declare ☐ approval ☐ disapproval

of the installment of:

Off-Street Parking Facility located at _____

Signed: _____ Date: _____

Address: _____

HRI

HOMEOWNER'S
REHAB, INC.

September 19, 1994

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

RE: Application for Driveway Cuts and Openings
Columbia and Hampshire Street Housing
251 Columbia serving 251-279 Columbia/116-126 Hampshire

To Whom It May Concern,

Enclosed is HRI's Application and 5 Abutter's Forms relating to our application.

Three weeks ago, HRI sent notices and Abutter's Forms to 17 abutters of this property who live on Columbia, Hampshire and Elm Streets. To date we have received back 5 forms and I have spoken with another 1 abutter. Of the 5 forms we received, 4 of the abutters approve of our plans, including 3 owner-occupants and 1 absentee-owner. One abutter who is an absentee-owner disapproves of our plans.

Please contact me if you have any questions.

Sincerely,

Shelly Dein
Project Manager

Enc. Application
5 Abutters Forms
5/20/94 RE Cameron Survey

678 Massachusetts Avenue, Room 303, Cambridge, MA 02139 • (617) 868-4858 • Fax (617) 868-1022

THIS AGENCY IS SUPPORTED BY
United Way
OF MASSACHUSETTS BAY

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 130 Elm St., Unit 2,

☒ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at 251 Columbia Street, Serving 251-279 Columbia/

~~116-126 Hampshire Street~~

Signed: Laurie F. Pollop Date: 9/5/94

Address: 130 Elm St., Cambridge, MA, 02139

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 134 ELM St. Cambridge Mass. 02139,

☒ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at 251 Columbia Street, Serving 251-279 Columbia/

~~116-126 Hampshire Street~~

Signed: Carlos and Maria Da Camara Date: 9-1-94

Address: 134 ELM st Cambridge Mass. 02139

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 140 ELM STREET CAMB,

Cambridge, Massachusetts, I do hereby declare ☒ approval ☐ disapproval

of the installment of:

Off-Street Parking Facility located at 251 Columbia Street, Serving 251-279 Columbia/

~~116-126 Hampshire Street~~

Signed: [signature] Date: 9/1/94

Address: 140 Elm Street Cambridge 02139

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 238 COLUMBIA ST. (2N),

☒ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at 251 Columbia Street, Serving 251-279 Columbia/

~~116-126 Hampshire Street~~

Signed: Richard Rubins Date: Sept 20, '94

Address: RT 23 Claverack, NY 12513

CITY CLERK'S
1994 OCT 13 AM 11:44
CAMBRIDGE MA.

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 349-4260

FAX (617) 349-4307

D. MARGARET DRURY
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

October 6, 1994

Dear Neighborhood Representative:

Please be advised that this office is in receipt of a petition from Shelly Dean, Project Manager for Homeowners Rehab, Inc. requesting the *discontinuance of two curb cuts - one on Columbia Street and one on Hampshire Street and a new curb cut at the premises numbered* 251 **Columbia Street, Cambridge, Massachusetts.**

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

Sincerely yours,

D. Margaret Drury

D. Margaret Drury
City Clerk

Name of Neighborhood Association: Neighborhood 4 Coalition - Nancy Ryan

hereby ✓ approve _____ disapprove of said driveway petition.

Comments: Nancy M. Ryan

CITY CLERK'S OFFICE
1994 OCT 13 A11:44
CAMBRIDGE, MA.

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

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

Sincerely yours,

D. Margaret Drury

D. Margaret Drury
City Clerk

Name of Neighborhood Association: Neighborhood 4 Coalition - Nancy Ryan

hereby ✓ approve _____ disapprove of said driveway petition.

Comments: Nancy M. Ryan

HRI

HOMEOWNER'S
REHAB, INC.

September 30, 1994

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

RE: Application for Driveway Cuts and Openings
Columbia and Hampshire Street Housing
251 Columbia serving 251-279 Columbia/116-126 Hampshire

To Whom It May Concern,

Enclosed is a copy of L-2: the site plan which shows the proposed parking plan for this development.

Please attach this information to the application submitted to your office on September 19, 1994.

Thank you.

Sincerely,

Shelly Dein
Project Manager

Enc.

678 Massachusetts Avenue, Room 303, Cambridge, MA 02139 • (617) 868-4858 • Fax (617) 868-1022

This agency supported by
United Way
of Massachusetts Bay

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 349-4260

FAX (617) 349-4307

D. MARGARET DRURY
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

October 6, 1994

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

Sincerely yours,

D. Margaret Drury

D. Margaret Drury
City Clerk

Name of Neighborhood Association: Neighborhood 4 Coalition - Jackie Carroll

hereby ✓ approve _____ disapprove of said driveway petition. Jacqueline Carroll

Comments: _____

_____

Post-it™ brand fax transmittal memo 7671 | # of pages ▸ 1

To Lenore Lawrence	From Shelly Dein
Co. Dept Public Works	Co. HRI
Dept.	Phone # 868-4858
Fax # 349-4868	Fax #

HRI

HOMEOWNER'S
REHAB, INC.

October 5, 1994

Ralph E. Dunphy, Commissioner
Cambridge Department of Public Works
147 Hampshire Street
Cambridge, MA 02139

RE: Application for Driveway Cuts and Openings
Columbia and Hampshire Street Housing
251 Columbia serving 251-279 Columbia/116-126 Hampshire

VIA FAX: 349-4868

Dear Commissioner Dunphy,

I am writing to clarify that the above referenced application includes a request to close two existing curb cuts -- one on Columbia Street and one on Hampshire Street. To summarize, the application is for three items:

1. New curb cut and Driveway along Columbia Street
2. Close existing curb cut along Columbia Street
3. Close existing curb cut along Hampshire Street

Please attach this information to the application dated September 16, 1994 which has been submitted to your office. Please let me know if you have any other questions.

Sincerely,

Shelly Dein
Project Manager

THIS AGENCY IS SUPPORTED BY United Way

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE

PART II: INSPECTIONAL SERVICES DEPARTMENT

☑ Application approved ☐ Application denied

Reason:

Signature: [signature] Date: 9/30/94

Title: B-B approved

PART III: TRAFFIC AND PARKING DEPARTMENT

☑ Application approved ☐ Application denied

Reason:

Signature: [signature] Date: 10.3.94

Title: DEP. TRAFFIC DIR.

PART IV: HISTORICAL COMMISSION

☑ Application approved ☐ Application denied

Reason:

Signature: [signature] Date: 10·5·94

Title: EXDCHC

PART V: PUBLIC WORKS DEPARTMENT

☑ Application approved ☐ Application denied

Reason:

Signature: for Brian Murphy [signature] Date: 10/5/94

Title:

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE

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

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: 09 / 16 / 94

PART I:

Address of proposed curb cut or off-street parking facility: close two existing driveways on Columbia & Hampshire 251 Columbia Street (serving 251-279 Columbia/116-126 Hampshire)

Frontage: Site is 226' along Columbia; Block and Lot: Assessor's Plate #86, Lot #107

Setback (distance from building to sidewalk): 10'

Distance from proposed driveway to surrounding structures and property line: 10' from abutter's building
8' 9" from abutter's property line
6' from proposed building

Dimensions of proposed driveway: 20' wide curb cut is proposed

Location of any trees, sign posts, fire hydrants, utility poles, etc., in direct vicinity of proposed driveway: Pine trees along Columbia Street to be removed, there are no sign posts or fire hydrants near the driveway. Utility pole is located approximately 13' from the proposed driveway.

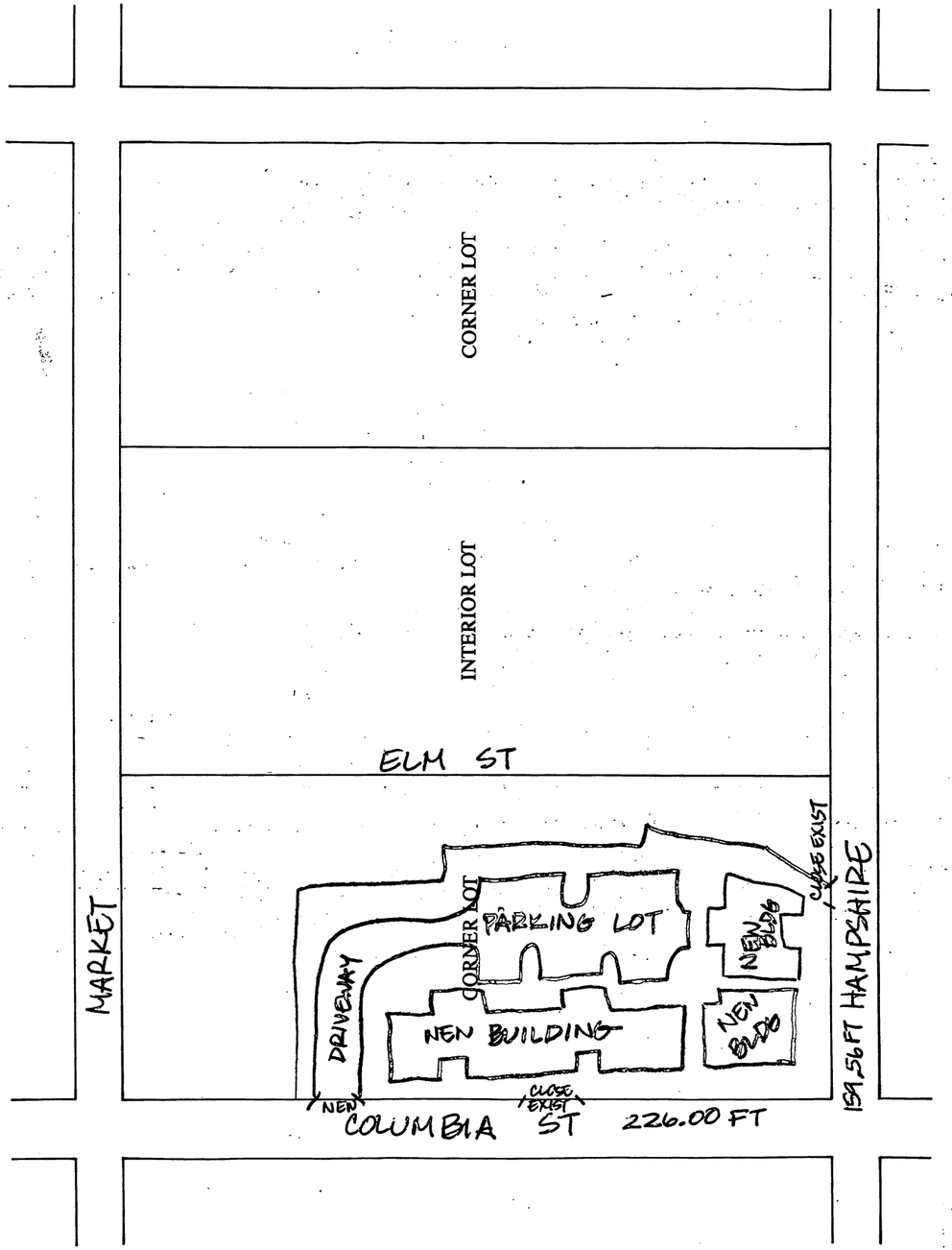
☐ Plot plan is included

☐ Sketch of driveway with cost estimate is included

☐ All abuttor's forms are included

DRAWING 1:

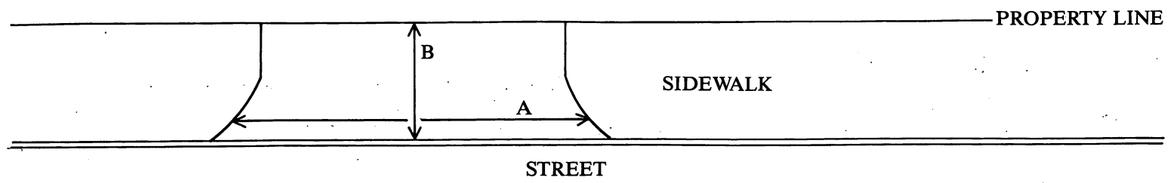
PLEASE INDICATE LOCATION OF HOUSE AND DRIVEWAY.
BE SURE TO GIVE DIMENSIONS OF LOT.



DRAWING 2:

SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE

CITY OF CAMBRIDGE



A = 20' FT. ÷ 3 = 6.67 YARDS

B = 7'$\frac{1}{2}$ FT. ÷ 3 = 2.33 YARDS

A × B = 15.56 SQUARE YARDS

COST ESTIMATE:

BRICK: _____ SQUARE YARDS × $70/SQUARE YARD = $_____

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

CONCRETE: 15.56 SQUARE YARDS × $40/SQUARE YARD = $ 622.40

ASPHALT: _____ SQUARE FEET × 1 TON/40 SQUARE FEET × $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: Shelly Bean Project Mgr for Homeowners Rehab, Inc Date: 9/16/94

Address: Homeowner's Rehab Inc. 678 Mass Ave #303 Cambridge, MA 02139

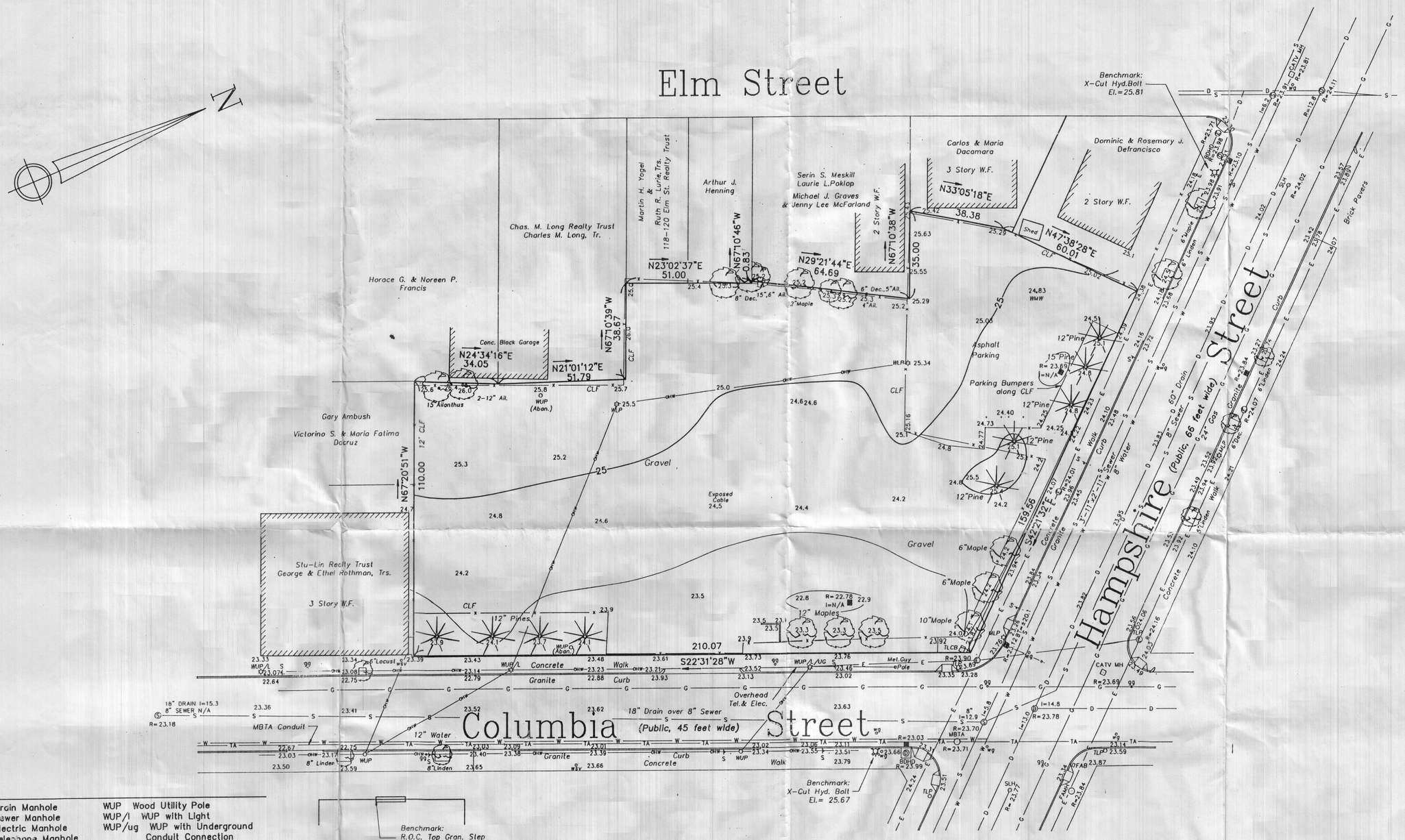
Funds Received: $_____ Check Number: _____

Topographic Plan of Land
Columbia and Hampshire Streets
Cambridge, Mass.

Scale: 1 in. = 20 ft. | Drawn By: AJB | Job: 2286
Date: May 20, 1994 | Checked By: | Dwg: D:\AJB\2286

REVISION - DATE

JOB NO. 2286



Legend

DMH Drain Manhole	WUP Wood Utility Pole
SMH Sewer Manhole	WUP/l WUP with Light
EMH Electric Manhole	WUP/ug WUP with Underground Conduit Connection
TMH Telephone Manhole	CLP Concrete Light Pole
WMH Water Manhole	MLP Metal Light Pole
BDHD Bradley Head Manhole	TLP Traffic Light Pole
MBTA Mass.Bay Trans.Auth.	PLP Pedestrian Crossing Light Pole
CATV Cable Television	LCB Street Light Control Box
CB Catch Basin	TCB Traffic Light Control Box
CI Curb Inlet	S Sign
AD Area Drain	WCR Wheelchair Ramp
RD Roof Drain	FE Fire Escape
FD Foundation Drain	CRW Concrete Retaining Wall
R= Rim Elevation	SRW Stone Retaining Wall
I= Pipe Invert Elevation	TRW Timber Retaining Wall
BT= Bottom of Trap Elev.	VGC Vertical Granite Curb
HYD Fire Hydrant	SGC Sloped Granite Curb
wg Water Gatevalve	CLF Chain Link Fence
ws Water Service Valve	WIF Wrought Iron Fence
gg Gas Gatevalve	WW Window Well
gs Gas Service Valve	AW Areaway
gd Gas Drip	HH Handhole
SPKR Sprinkler Valve	-E- Underground Utility (G,T,W etc.)
PM Parking Meter	-OHW- Aboveground Wires
DPM Double Parking Meter	
TW Top of Wall Elev.	
WMW Water Monitoring Well	

Notes:
Vertical Datum used = Cambridge City Base
Area of Site = 36,610 Sq. Ft.

Underground utilities shown are based upon field locations and information of record. They are not warranted to be exact, nor is it warranted that all underground pipes or other structures are shown.

Scale: 1"=20'

R.E. Cameron & Associates, Inc.
Land Surveyors
Civil Engineers
681 Washington Street, Norwood Massachusetts 02062
Tel.(617) 769-1777 Fax (617) 769-8644

KEY LEGEND

- (1) UNIT NUMBERS
- (GC) GRANITE CURB — 5/L2
- (BR) BIT. CONC. ROAD — 7/L2
- (BW) BIT. CONC. WALK — 5/L2
- (BC) BIT. CONC. CURB — 6/L2
- (CC) CONCRETE CURB — 7/L2
- (MF) METAL FENCE — 10/L2
- (C) CONCRETE PAVING — 3/L2
- (WF) BOARD FENCE — 9/L2
- (CLF) CHAIN LINK FENCE — 4/L2
- (HR) HANDICAP RAMP
- (HS) HANDICAP SIGN
- (H) UNIVERSAL SYMBOL OF ACCESSIBILITY
- (LS) LIGHT STANDARD
- (HP) PARKING STALL LINES (PAINTED)
- (CB) CATCH BASIN
- TREE TO REMAIN
- TREE TO BE REMOVED
- (CS) COBBLESTONE PAVING 9/L2
- (WW) TIMBER RETAINING WALL 9/L2
- (B) BOLLARD 9/L2

TH&D

TISE, HURWITZ & DIAMOND, INC.
Architecture • Site Planning • Project Management
370 Washington Street
Brookline, Massachusetts 02146
(617)739-9420 FAX(617)566-0845

DATE JULY 29, 1994
SCALE 1" = 20'
PROJECT No. 9013
FILE No. CHS-0000

COLUMBIA HAMPSHIRE ST.
HOUSING DEVELOPMENT
CAMBRIDGE, MASSACHUSETTS

SITE LAYOUT PLAN

STEPHEN R. TISE REGISTERED ARCHITECT No. 4164 COMMONWEALTH OF MASSACHUSETTS

L-2

Consent Comm. # 23 H-158

Curb cut - Shelly Dean, Project Manager, Homeowners Rehab, Inc., - requesting two discontinuances, one on Columbia Street and one on Hampshire Street and a new curb cut at 251 Columbia Street.

In City Council,

October 17, 1994

Order adopted