

City of Cambridge

Consent Communication #3

November 18, 1996

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.

Sharon Adams

22 Francis Avenue

In City Council November 18, 1996

Adopted by the affirmative vote of nine members.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury

D. Margaret Drury
City Clerk

19960906

CITY OF CAMBRIDGE
 INSPECTIONAL SERVICES
 APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

'96 SEP 26 PM 4 01



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 abutments.

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 abutment sheet for each of your abutments: back yard, one on either side and the abutment 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:

8 /12 / 96

PART I:

Address of proposed curb cut or off-street parking facility:		22 Francis Ave.
Frontage:	57'-0"	Block and Lot: --
Setback (distance from building to sidewalk):		23'-0"
Distance from proposed driveway to surrounding structures and property line:		0'-0" to property line
Dimensions of proposed driveway:		8'-6" x 66'-0" 2'-4" to house
Location of any trees, sign posts, fire hydrants, utility poles, etc., in direct vicinity of proposed driveway:		
Tree on adjacent property, 1'-4" from property line		

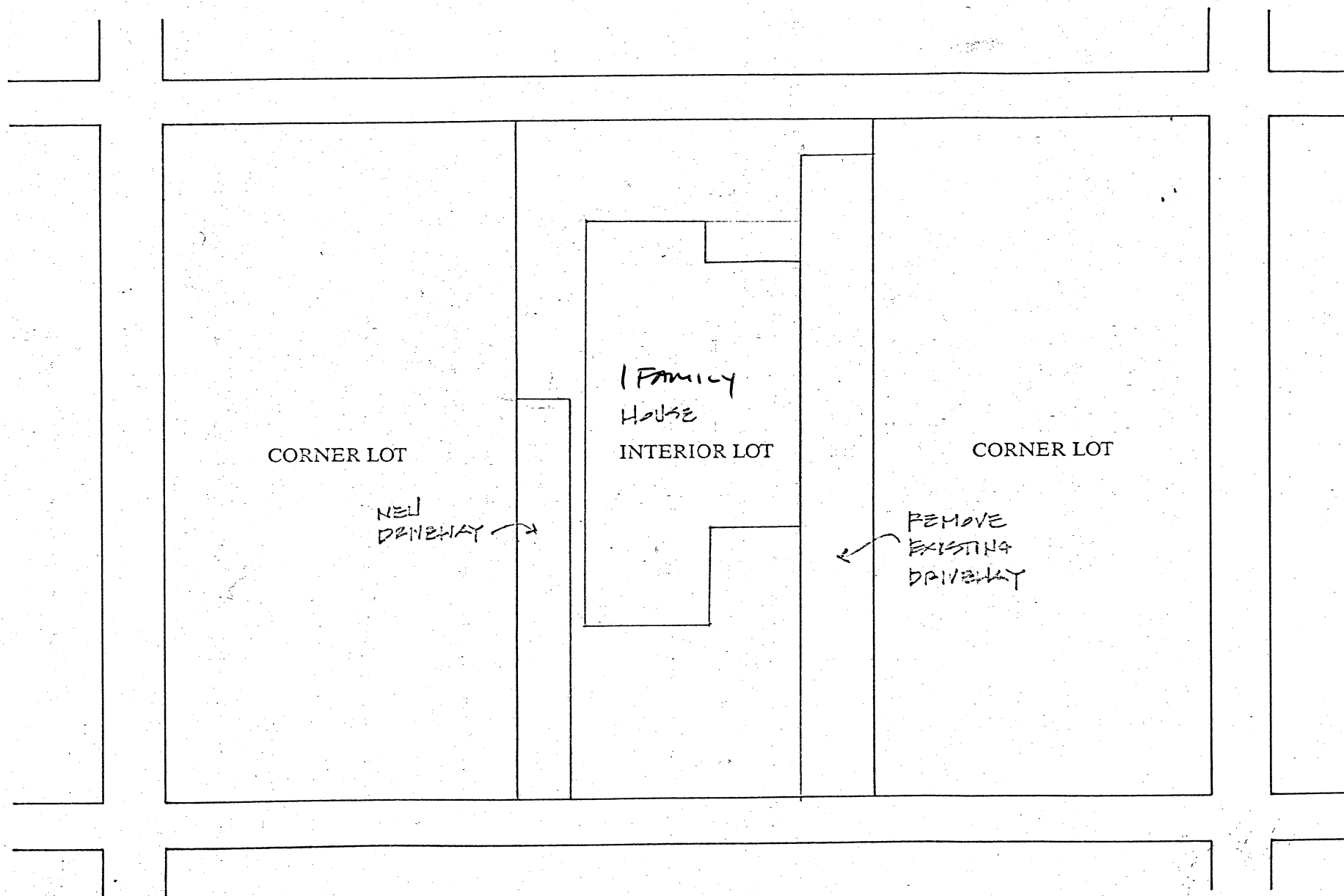
- ☐ Plot plan is included
- ☐ Sketch of driveway with cost estimate is included
- ☐ All abutment's forms are included

CAMBRIDGE MA.
 96 OCT -9 PM 12:40
 RECEIVED BY
 OFFICE OF CITY CLERK

DRAWING 1:

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

See attached plan.



N/F
WHITING

7,579

TRELLIS CARPORT

N/F
MARTIN

LOT
B

10.89

LOT
C

LOT
D

STAKE
/NAIL

133.20

69.9

3 STORY
STUCCO
No. 22

ROOM
OVER
PORCH

BIT. DRIVE

STAKE
/NAIL

STAKE
/NAIL

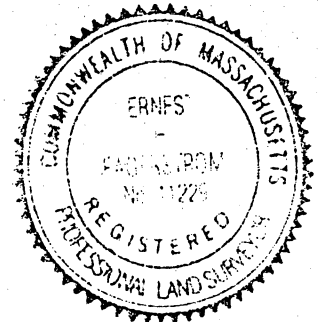
10.85

BALCONIES

57

SET
REBAR

FRANCIS AVENUE



MORTGAGE SURVEY PLAN

Location CAMBRIDGE

Scale 1 in. = 20 ft. Date JULY 16, 1996

Plan reference:

SEE DESCRIPTION · BOOK 22904, PAGE 399

SEE PLAN · FEB. 15, 1906 · PLAN BOOK 160, PLAN 22

RECORDED w/MIDDLESEX SO. REGISTRY OF DEEDS

ERNEST H. FAGERSTROM, R.L.S.
138 Norwell Avenue, Norwell

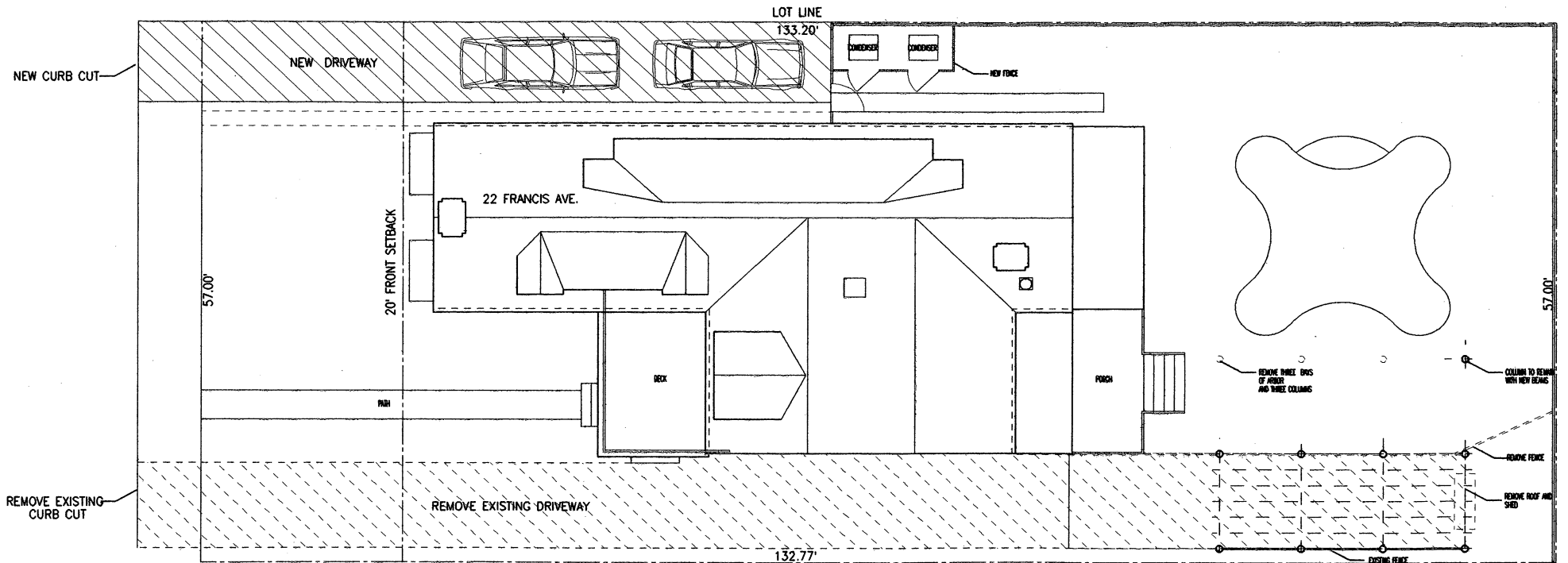
I hereby certify that the building shown on this plan is located on the ground as shown thereon and that it conforms to the zoning and building laws of the city of Cambridge

when constructed and to restrictions on record.

Ernest H. Fagerstrom

NOTE: I CERTIFY THAT THE ABOVE PROPERTY DOES NOT LIE WITHIN THE FLOOD HAZARD ZONE AS DELINIATED ON COMMUNITY MAP NO. 250186 B

THIS PLOT PLAN WAS NOT MADE FROM AN INSTRUMENT SURVEY AND IS DRAWN FOR THE USE OF MORTGAGEE ONLY.



- - - - - REMOVE FENCE
 _____ EXISTING FENCE
 _____ NEW FENCE

ADAMS GATES RESIDENCE

22 Francis Avenue, Cambridge, MA 02138

Sharon Adams & Henry Louis Gates Jr.
22 Francis Ave
Cambridge, MA 02138

Chan Architects
150 Mt Auburn St., Cambridge, MA 02138
Telephone: 617 576-2508 Fax: 617 547-8888

Rev. No.	Description	Date



Sheet Title
Roof & Site Plan

© Chan Architects 1998

Drawing Date	12 August 1996
Scale	1/8"=1'-0"
Project No.	95005
Drawn By	Approved By
Ref. Dep.	Sheet No.
	A 0.1
Rev.	

C H A N
M O C K
A R C H I T E C T S

159 Mount Auburn St. Cambridge, MA 02138 Tel: 617 576-2508 Fax: 617 547-8699 Email: chanarch@id.wing.net

20 November 1996

Ms. Donna Lopez
Deputy City Clerk
City of Cambridge
City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Ms. Lopez:

Attached is the completed Abutter's Form for the Driveway Application for 22 Francis Avenue. We finally were able to consult with the neighbors at 18, 19 and 24 and secured their approval and signatures. Hopefully the completed application can be presented to the City Council at their meeting on November 25.

Please let me know if there is anything we can do to facilitate the application or if we should attend the City Council meeting.

Very Truly Yours,



Christopher TM Chan
AIA

cc. Sharon Adams and Henry Louis Gates Jr.

gate1120.doc

RECEIVED BY
OFFICE OF CITY CLERK
96 NOV 20 PM 1:58
CAMBRIDGE MA.

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS 96
ABUTTOR'S FORMRECEIVED BY
OFFICE OF CITY CLERK
NOV 20 PM 1:58
CAMBRIDGE MA.

To Whom It May Concern:

As owner or agent of 18 Francis Ave.☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 22 Francis Ave.Signed: Gerald SweeneyDate: 10/26/96Address: 18 Francis Avenue, Cambridge, MA 02138

To Whom It May Concern:

As owner or agent of 24 Francis Ave.☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 22 Francis Ave.Signed: Prilla EllisDate: 11/5/96

Address: _____

To Whom It May Concern:

As owner or agent of 19 Francis Ave.☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 22 Francis Ave.Signed: Eileen P. SiscoDate: 11/18/96

Address: _____

C H A N
M O C K
A R C H I T E C T S

159 Mount Auburn St. Cambridge, MA 02138 Tel: 617 576-2508 Fax: 617 547-8699 Email: chanarch@id.wing.net

25 September 1996

Mr. Ranjit Singanayagam
Deputy Commissioner
City of Cambridge
831 Massachusetts Ave.
Cambridge, MA 02139

Dear Ranjit:

As you suggested, I am submitting the Application for Driveway Cuts and Openings. The Abutter's Form is incomplete. We have met with several of the five abutters and they are amenable to our application and have signed it. We will resubmit the complete Abutter's Form as soon as we are able to meet with the remaining neighbors.

As we have discussed, we are only asking to move the existing curb cut. The existing driveway will be removed and a new driveway put on the other side of the house. The new driveway will be shorter than the existing one. A survey of the property as well as a site plan are attached. The side yard setback on the new driveway side varies from 10.85' to 10.89'. The side yard setback on the existing driveway side is approximately 11.75'.

Please let me know if you need any more information.

Regards,



Christopher TM Chan
AIA

cc. Sharon Adams and Henry Louis Gates Jr.

gate0925.doc

C H A N
M O C K
A R C H I T E C T S

159 Mount Auburn St. Cambridge, MA 02138 Tel: 617 576-2508 Fax: 617 547-8699 Email: chanarch@id.wing.net

2 October 1996

Mr. Ranjit Singanayagam
Deputy Commissioner
City of Cambridge
Inspectional Services Department
831 Massachusetts Ave.
Cambridge, MA 02139

Dear Ranjit:

We consulted with the neighbors at 18, 19 and 24 concerning the Driveway Application for 22 Francis Avenue last week but have not yet heard back from them. Please proceed with processing the application and we will submit the completed Abutter's Form when we receive the final signatures.

Please let me know if there is anything we can do to facilitate the application

Very Truly Yours,



Christopher TM Chan
AIA

cc. Sharon Adams and Henry Louis Gates Jr.

gate1002.doc

Sharon Adams
22 Francis 868 3480
CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 103 Irving St.

☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 22 Francis Ave.

Signed: X Julia Child Date: Sept. 25, 1996

Address: 103 IRVING STREET, CAMBRIDGE MA 02138

To Whom It May Concern:

As owner or agent of 105 Irving St.

☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 22 Francis Ave.

Signed: Jean MacKenzie Paul Date: Sept. 25, 1996

Address: 105 Irving St Cambridge, Mass. 02138

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 18 Francis Ave.

☐ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 22 Francis Ave.

Signed: _____ Date: _____

Address: _____

To Whom It May Concern:

As owner or agent of 24 Francis Ave.

☐ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 22 Francis Ave.

Signed: _____ Date: _____

Address: _____

To Whom It May Concern:

As owner or agent of 19 Francis Ave.

☐ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 22 Francis Ave.

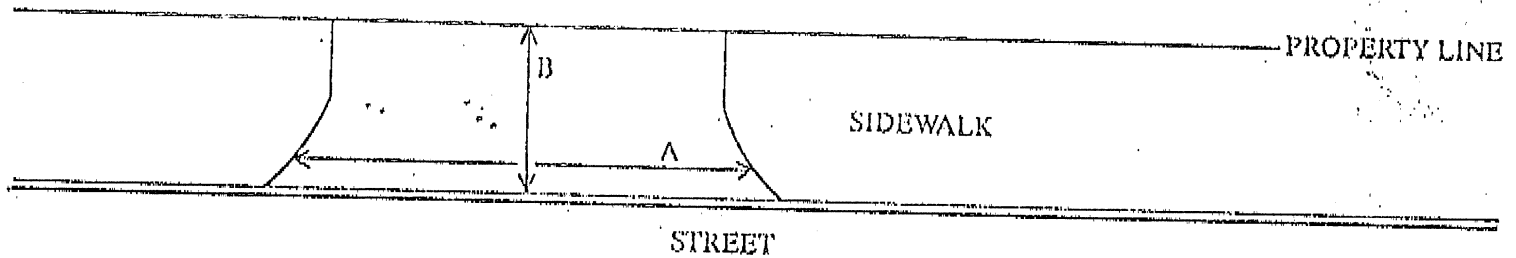
Signed: _____ Date: _____

Address: _____

DRAWING 2:

SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE

CITY OF CAMBRIDGE



$$A = 9.5 \text{ FT.} + 3 = 3.17 \text{ YARDS}$$

$$B = 6.25 \text{ FT.} + 3 = 2.08 \text{ YARDS}$$

$$A \times B = 6.6 \text{ SQUARE YARDS}$$

COST ESTIMATE:

$$\text{BRICK: } 6.6 \text{ SQUARE YARDS} \times \$70/\text{SQUARE YARD} = \$462$$

$$\text{BRICK ON CONCRETE: } 6.6 \text{ SQUARE YARDS} \times \$85/\text{SQUARE YARD} = \$561$$

$$\text{CONCRETE: } 6.6 \text{ SQUARE YARDS} \times \$40/\text{SQUARE YARD} = \$264$$

$$\text{ASPHALT: } 59.4 \text{ SQUARE FEET} \times 1 \text{ TON}/40 \text{ SQUARE FEET} \times \$125/\text{TON} = \$185$$

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: Sharon Adams Sharon Adams Date: 9/25/96Address: 22 Francis Avenue, Cambridge, MA 02138

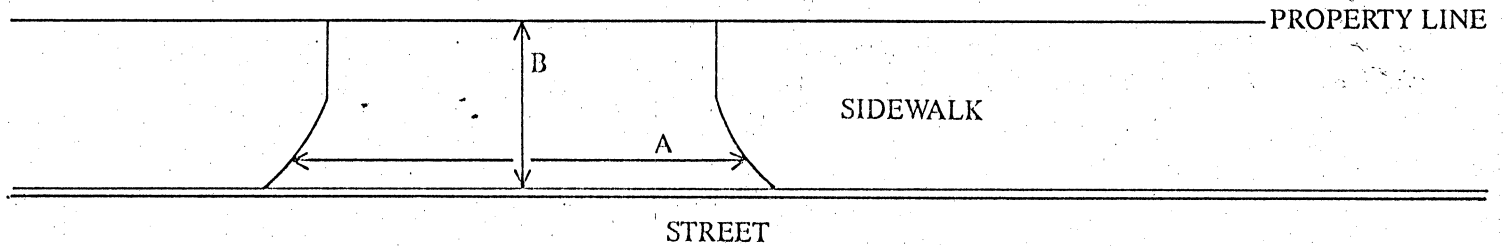
Funds Received: \$

Check Number:

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CITY OF CAMBRIDGE



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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: ANALIST FOR SHAM ADAMS Date: 9/26/16Address: 18 HASKIN ST CAMBRIDGE MA 02138
22 FRANKS AVE
FRANKS

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: 10/3/96

Title:

ZONING

PART III: TRAFFIC AND PARKING DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature:

Date: 10/4/96

Title:

Dep. Traffic Dir.

PART IV: HISTORICAL COMMISSION

☒ Application approved

☐ Application denied

Reason:

Signature:

Date: 10.4.96

Title:

BRIDGES

PART V: PUBLIC WORKS DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature:

Date: 10.7-96

Title:

Supt of Streets



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260

FAX (617) 349-4307

tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

September 30, 1996

Dear Neighborhood Representative:

This office is in receipt of a copy of a petition from Sharon Adams requesting *a new curb cut at the premises numbered 22 Francis 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

Name of Neighborhood Association: Kathleen Manion-Agassiz Neighborhood Council

hereby _____ approve _____ disapprove of said driveway petition.

Comments: _____

Signature of authorized association representative _____

Daytime telephone no. _____

cc: Petitioner



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260

FAX (617) 349-4307

tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

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Thank you for your cooperation.

Sincerely yours,

D. Margaret Drury
D. Margaret Drury
City Clerk

Name of Neighborhood Association: Terry DeLancy-Agassiz Community Center

hereby _____ approve _____ disapprove of said driveway petition.

Comments: _____

Signature of authorized association representative _____

Daytime telephone no. _____



RECEIVED BY
OFFICE OF CITY CLERK

OFFICE OF THE CITY CLERK 90 007 AM 11.19

CITY OF CAMBRIDGE

CAMBRIDGE MA.

(617) 349-4260

FAX (617) 349-4307

tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

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DEPUTY CITY CLERK

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Thank you for your cooperation.

Sincerely yours,

D. Margaret Drury
Margaret Drury
City Clerk

Name of Neighborhood Association: Terry DeLancy-Agassiz Community Center

hereby _____ approve _____ disapprove of said driveway petition.

Comments: I contacted the abutters at #19 Francis who were very much in favor of the curb cut. I have had no negative comments.

Signature of authorized association representative

Daytime telephone no.

CITY HALL, 795 MASSACHUSETTS AVENUE CAMBRIDGE, MASSACHUSETTS 02139

Consent Communication #3

H-172

Petition was received from Sharon
Adams requesting a curb cut at the premises
numbered 22 Francis Avenue.

In City Council November 18, 1996

ORDER ADOPTED