



City of Cambridge

Communication #11

IN CITY COUNCIL

December 14, 1998

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.

Bernard Higonnet

136 Brattle Street

In City Council December 14, 1998

Adopted by the affirmative vote of nine members.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

A handwritten signature in black ink, reading "D. Margaret Drury". The signature is written in a cursive style with a large, stylized "D" and "M".

D. Margaret Drury
City Clerk



City of Cambridge

Communication #11

IN CITY COUNCIL

December 14, 1998

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.

Bernard Higonnet

136 Brattle Street

In City Council December 14, 1998

Adopted by the affirmative vote of nine members.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

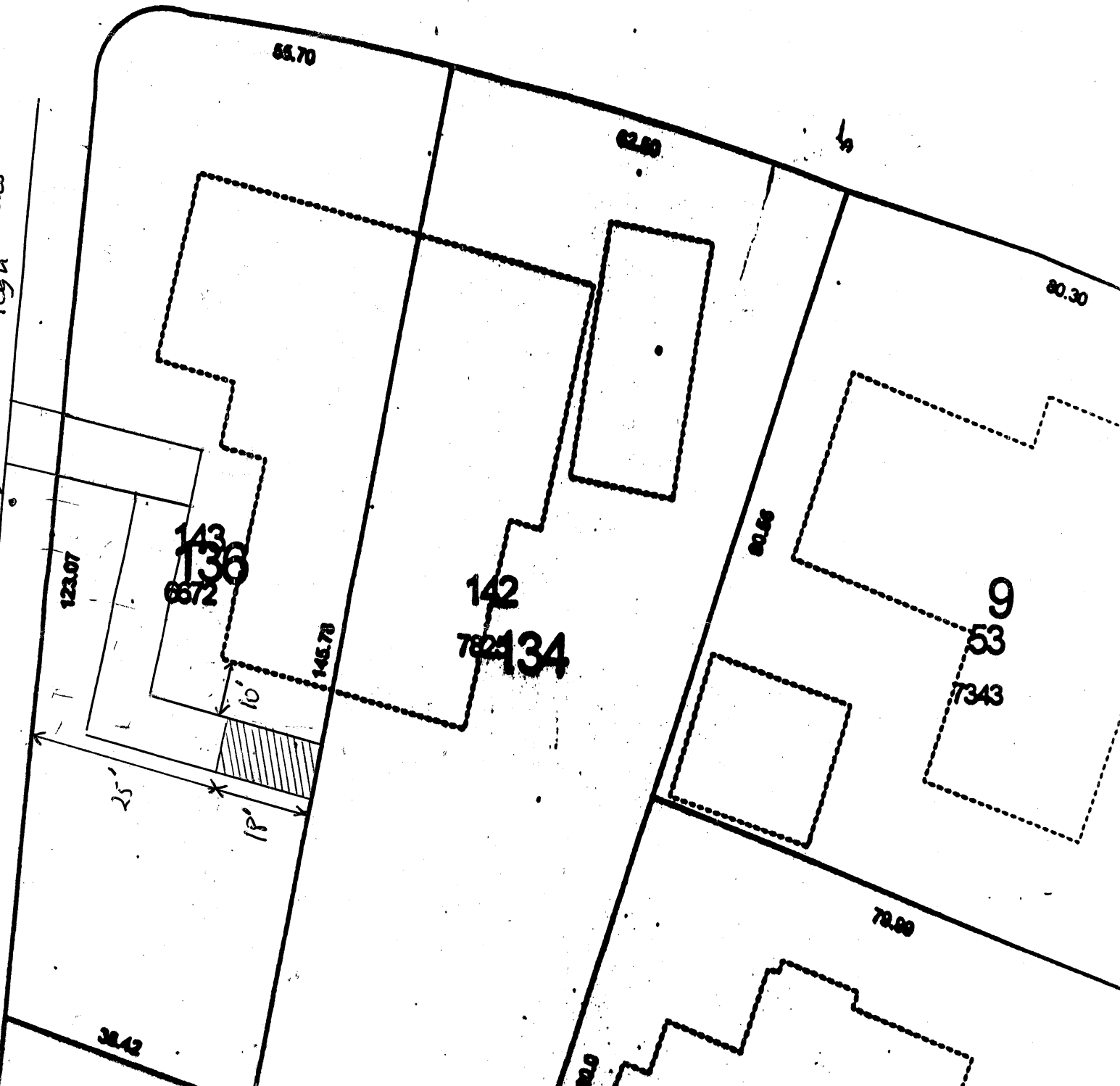
ATTEST:-

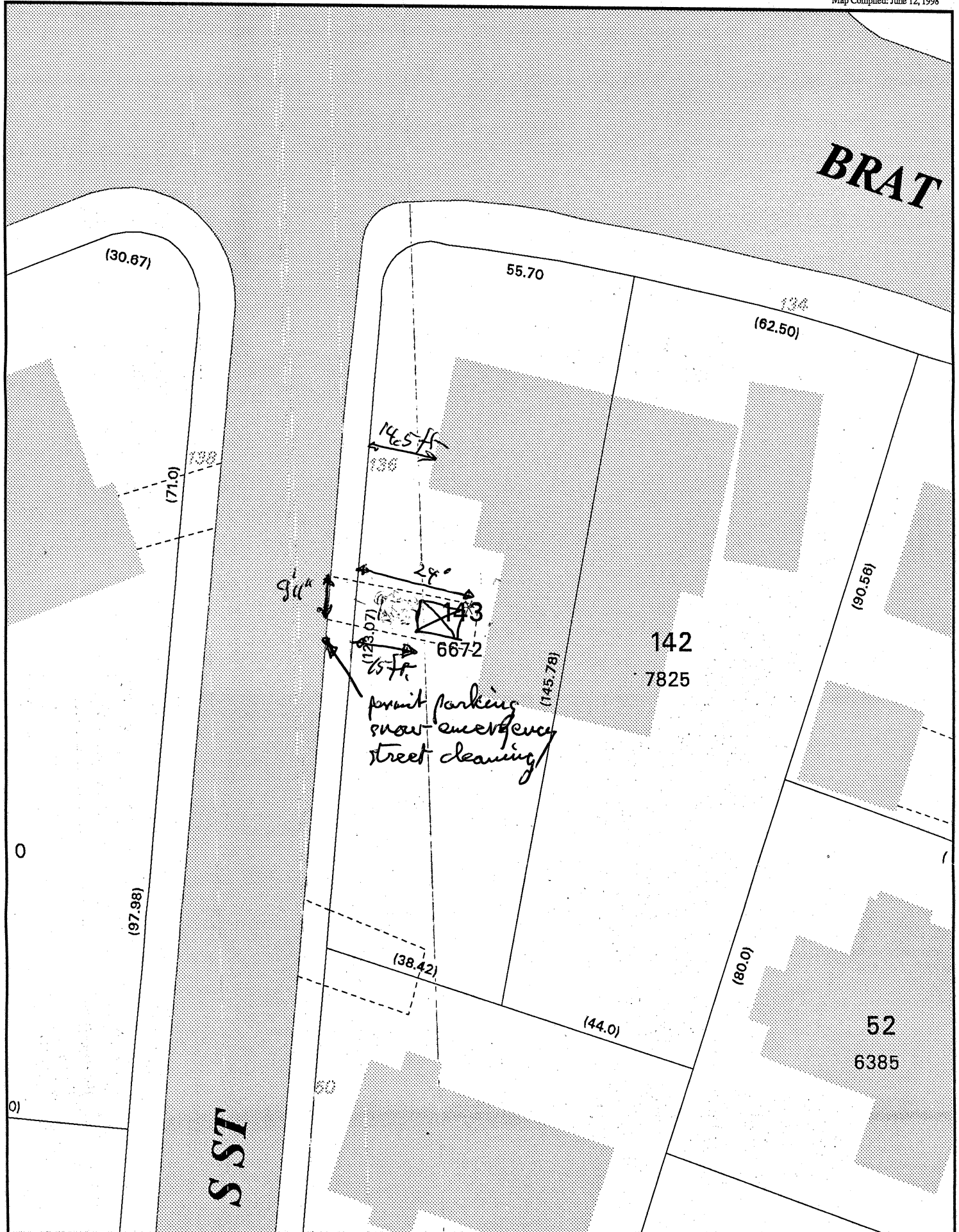
A handwritten signature in black ink, reading "D. Margaret Drury". The signature is written in a cursive style with a large, looped "D" and "M".

D. Margaret Drury
City Clerk

attle St

SPARKS ST,
parking regulations





CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 50 Sparks St

☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at Sparks Street side of 136 BRATTLE ST.

Signed: M. H. Smith

Date: 9/13

Address: 50 Sparks St

To Whom It May Concern:

As owner or agent of 134 Brattle St

☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at Sparks Street side of 136 BRATTLE ST.

Signed: Susan Boulanger

Date: Sept. 13, 1998.

Address: 134 Brattle St Cambridge

To Whom It May Concern:

As owner or agent of 138 Brattle St

☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at Sparks Street side of 136 BRATTLE ST.

Signed: Martha Smith

Date: Sept 14 '98

Address: 138 Brattle St, Cambridge MA 02138

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 26 CRAIGIE ST.

☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at on Sparks St. side of 136 Brattle

Signed: Andrew Cagare Date: 30 September 1998

Address: 26 CRAIGIE ST.

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: _____

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
ABUTOR'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: _____

136 Brattle Street
Cambridge MA 02138-3425
Tel. 617-876-7811 Fax 441-0735
email higonnet@mediaone.net

5 October 1998

City of Cambridge

Dear Sirs,

This is in support of a request for a curb cut at my home. Though my address is 136 Brattle Street, the cut I am requesting would be on Sparks Street, since our house is on the corner of Brattle and Sparks.

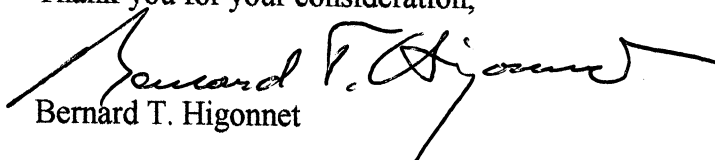
This cut is a bit special in that, in a sense, the driveway already exists. I include a map which I downloaded from the city web site: Parcel Map 220-143 which shows the existing 'driveway'. My father had it built over 30 years ago, when the city implemented the towing of vehicles on snow emergency streets.

The proposed cut meets all the requirements listed in article 4 of the document entitled PROCEDURE WITH RESPECT TO DRIVEWAY CUTS,... except (d). I do understand that this driveway is 'unofficial', but it is no more in violation than many driveways in the neighborhood which also do not meet the requirements of (d). The notion that the street frontage on Sparks should be treated like a front yard is a perfectly reasonable one, but architecturally, the Sparks Street side of the house is clearly meant to be the back. Fences can come and go, but at the present time there is a high solid fence which would hide the driveway; the cut is only necessary to prevent our being blocked in.

It seems to me that, in addition to making our life much easier, it is in the city's interest to grant us a cut, as this makes it easier for the city to both clean and plow the streets. Since the very successful redesign of the intersection of Brattle, Sparks, and Craigie Streets, the amount of available street parking at our home has decreased. Indeed, I believe that along with 134 Brattle, we were the only citizens who lost something in that redesign, inasmuch as we can no longer park in front of our home as we used to.

Obviously we would much appreciate a decision as soon as possible, especially if it were possible to do it before winter sets in.

Thank-you for your consideration,


Bernard T. Higonnet

1

open. 1100

5628

6672

3745

1115

2645

3336

5x6672

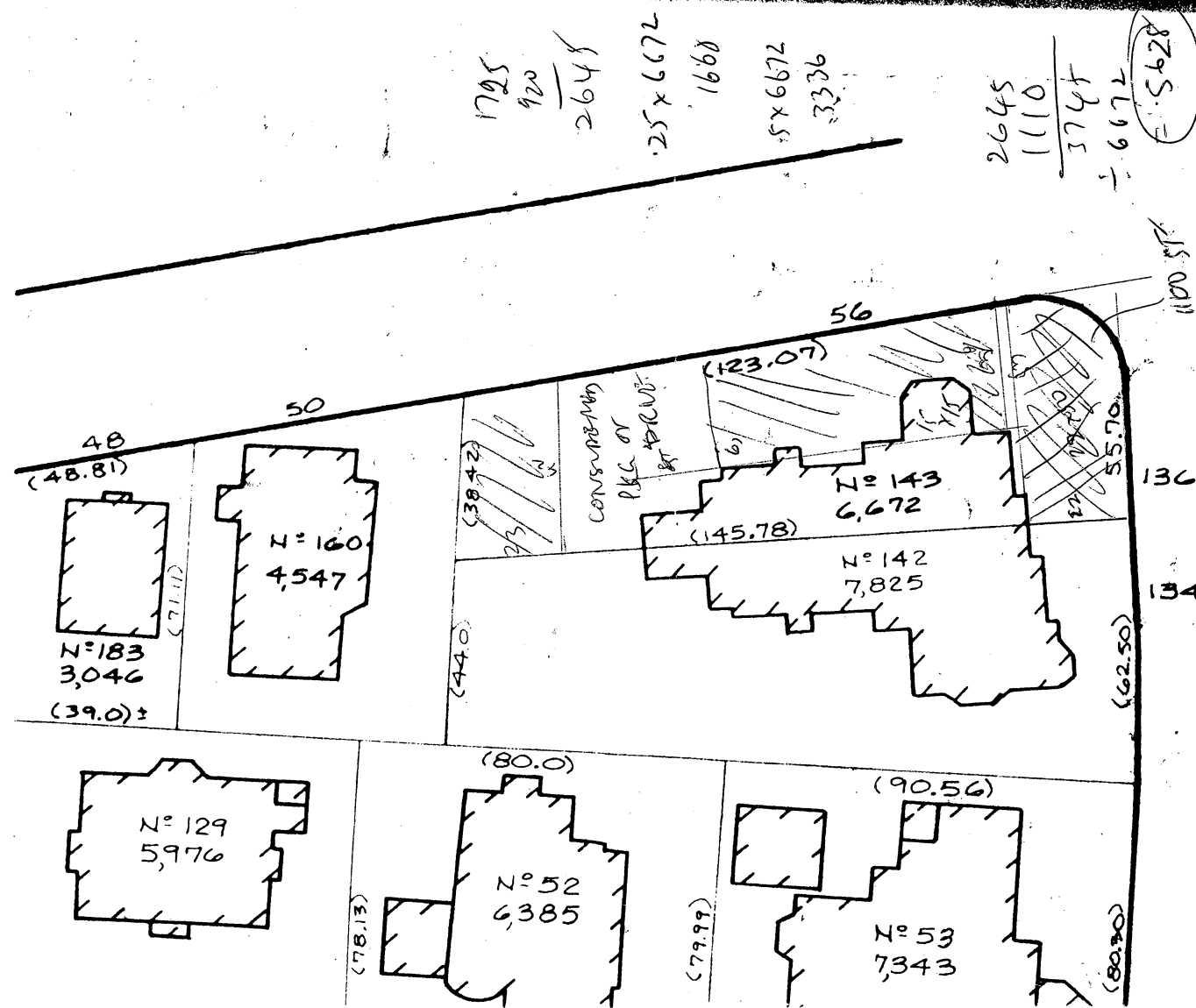
89.91

25x6672

264

420

567



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 abutter's forms of those abutters in front, side, rear and across the street from the property which the curb cut will be made. 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

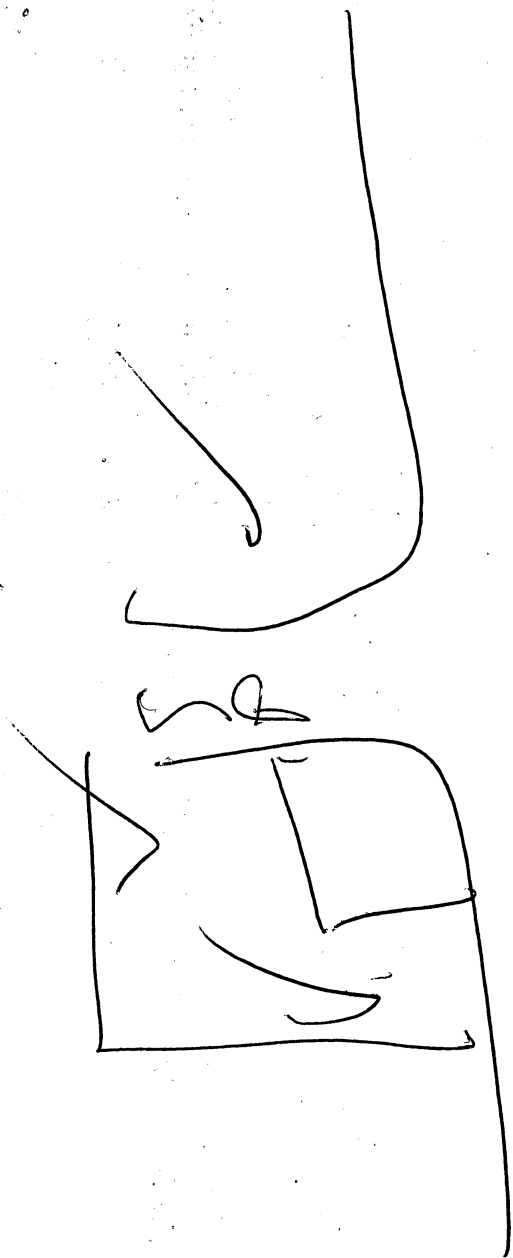
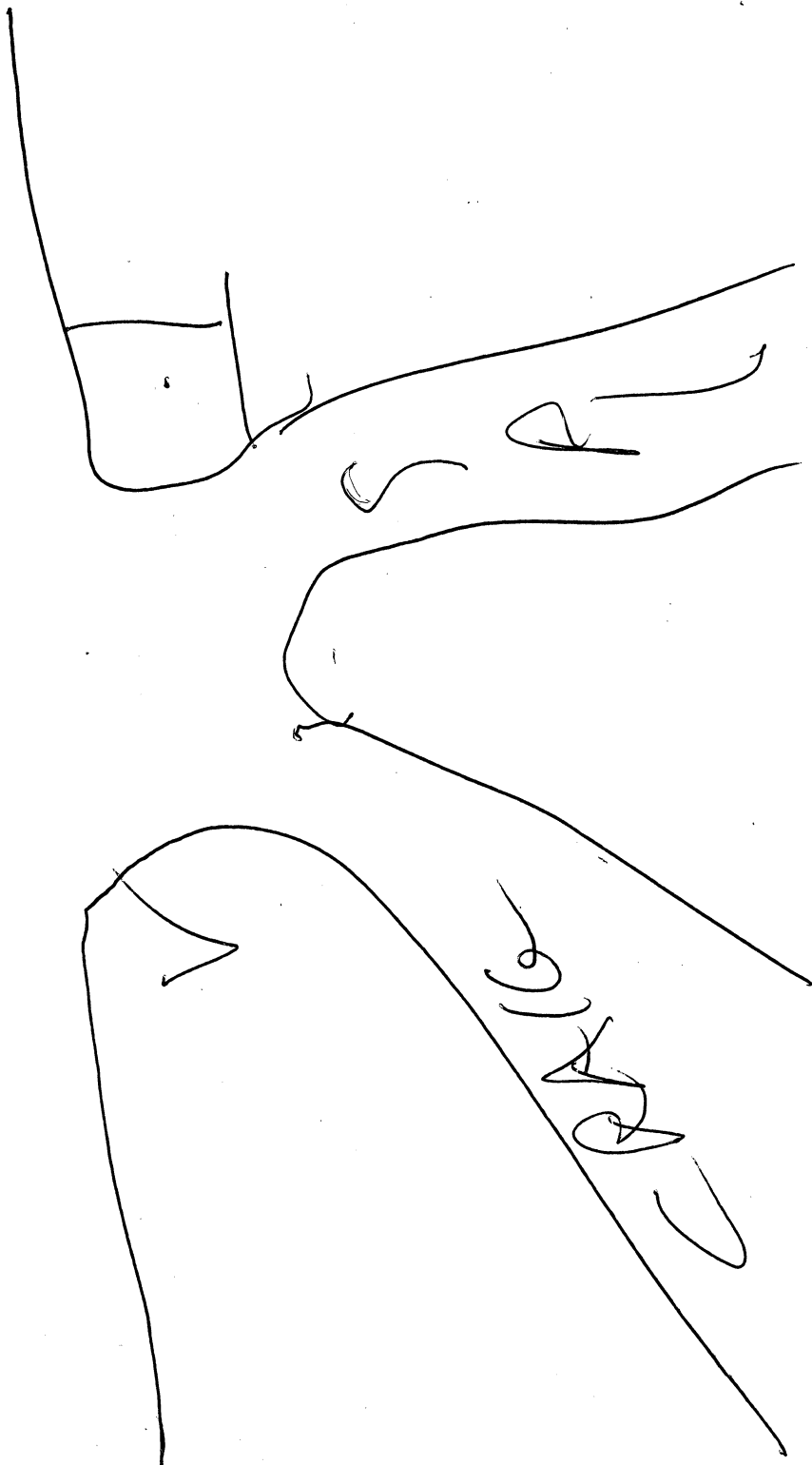
application and will request that the neighborhood association inform the City Clerk whether it approves or disapproves of the application. Petitioners are urged to contact their neighborhood association early to avoid delay.

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.





OFFICE OF THE CITY CLERK

1998 NOV -3 P 12:4
CITY OF CAMBRIDGEOFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS
(617) 349-4260
FAX (617) 349-4307
TTY/TDD (617) 492-0235D. MARGARET DRURY
CITY CLERKDONNA P. LOPEZ
DEPUTY CITY CLERK

October 14, 1998

Dear Neighborhood Representative:

This office is in receipt of a copy of an application from Bernard Higommet, requesting curb cuts at the premises numbered 136 Brattle 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
City Clerk

Name of Neighborhood Association: Neighborhood 10 Association - Stuart Lesser, Chair
hereby ☒ approve ☐ disapprove of said driveway petition.

Comments: APPROVAL BASED ON CONSENT OF AB BUTTERS

Signature of authorized association representative

Daytime telephone no. 617 868-7080

cc: Petitioner

CITY HALL, 795 MASSACHUSETTS AVENUE CAMBRIDGE, MASSACHUSETTS 02139



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

1998 OCT 20 4:11 PM
DONNA P. LOPEZ
DEPUTY CITY CLERK
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

October 14, 1998

Dear Neighborhood Representative:

This office is in receipt of a copy of an application from Bernard Higommet, requesting curb cuts *at the premises numbered 136 Brattle 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

Name of Neighborhood Association: Harvard Square Defense Fund - Gladys Gifford
hereby _____ approve _____ disapprove of said driveway petition.

Comments: This property is not within our jurisdiction so *I will not comment*

Signature of authorized association representative Gladys P. Gifford, Pres HSD F

Daytime telephone no. 864-8376

cc: Petitioner

RECEIVED

OCT 30 4 19 PM '98

#19981001

CAMBRIDGE
HISTORICAL
COMMISSION

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE



CITY OF CAMBRIDGE
INSPECTIONAL SERVICES
OCT 28 5 PM '98

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:

9 / 28 / 98

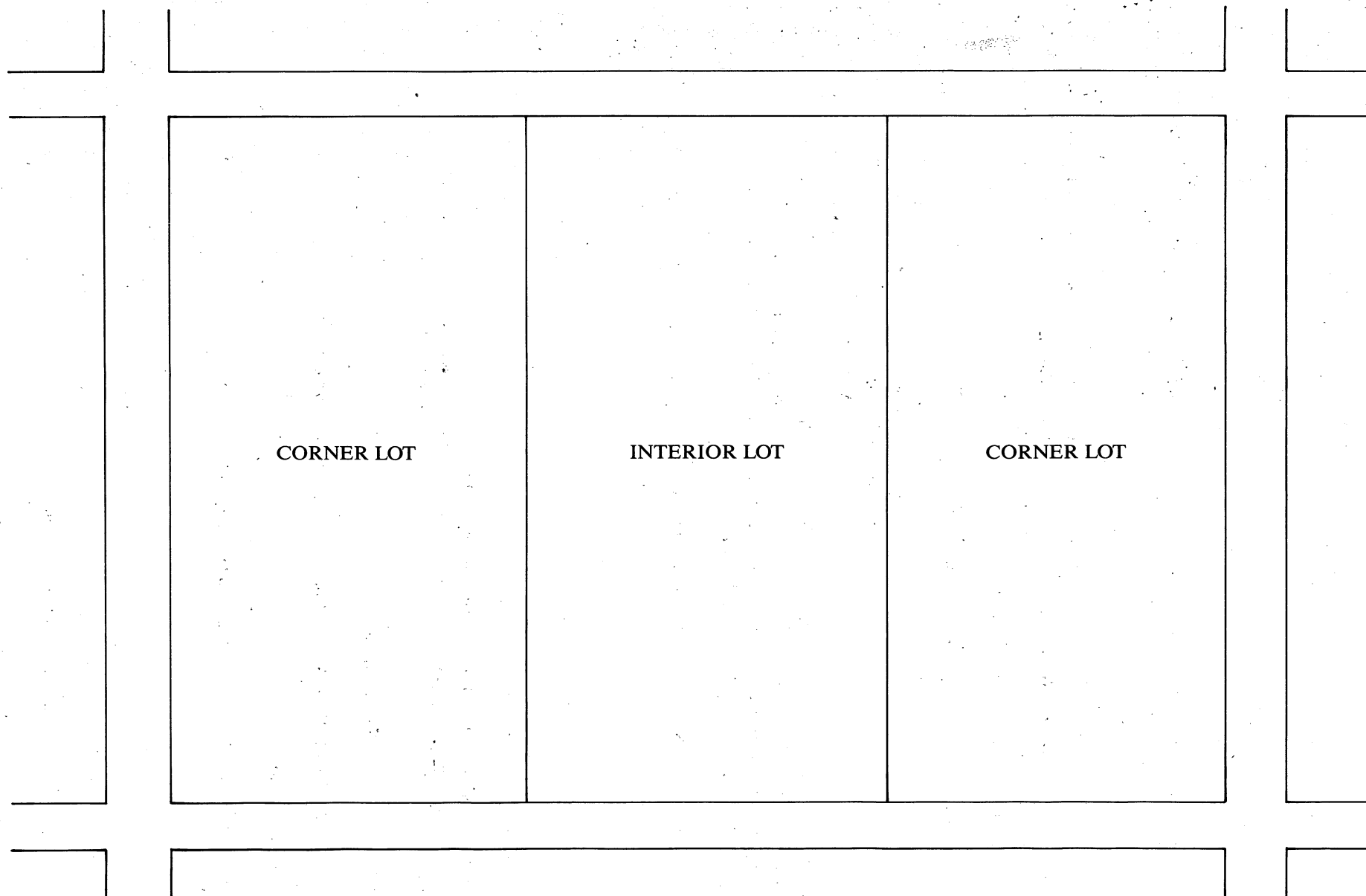
PART I:

Address of proposed curb cut or off-street parking facility: <u>136 BRATTLE ST.</u> (curb cut on Sparks St.)	
Frontage: <u>123.07</u>	Block and Lot: <u>220-143</u>
Setback (distance from building to sidewalk): <u>14.5 ft.</u>	<u>(28 ft at driveway)</u>
Distance from proposed driveway to surrounding structures and property line: _____	
Dimensions of proposed driveway: <u>10 x</u>	
Location of any trees, sign posts, fire hydrants, utility poles, etc., in direct vicinity of proposed driveway: <u>1 post 2 ft from driveway</u>	

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

DRAWING 1:

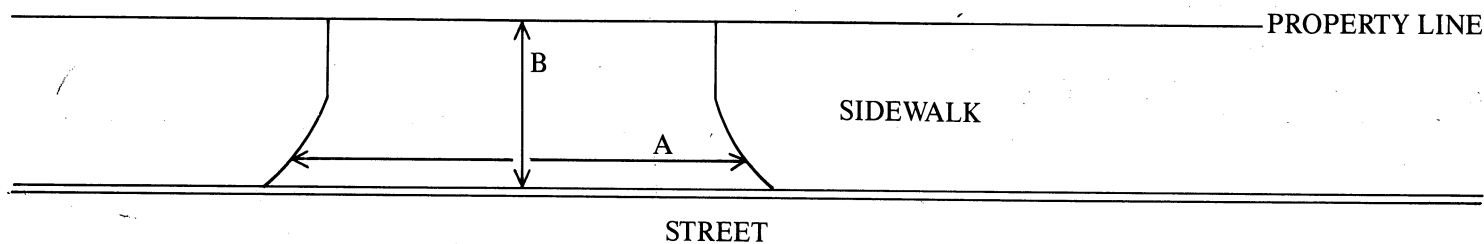
PLEASE INDICATE LOCATION OF HOUSE AND DRIVEWAY.
BE SURE TO GIVE DIMENSIONS OF LOT.



DRAWING 2:

SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE

CITY OF CAMBRIDGE



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

$$B = 6 \text{ FT.} \div 3 = 2 \text{ YARDS}$$

$$A \times B = 8 \text{ SQUARE YARDS}$$

COST ESTIMATE:

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

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

CONCRETE: 8 SQUARE YARDS $\times$ \$40/SQUARE YARD = \$ 320

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: _____

Address: _____

Funds Received: \$ _____

Check Number: _____

OWNER: BERNARD HIGONNET

876-7811

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE

PART II: INSPECTIONAL SERVICES DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature:

Date: 10/28/98

Title: ZONING

PART III: TRAFFIC AND PARKING DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature:

Date: 10/29/98

Title: DEP. TRAFFIC DIR

PART IV: HISTORICAL COMMISSION

☒ Application approved

☐ Application denied

Reason:

Signature:

Date: 12/10/98

Title: Designated Property Administrator

PART V: PUBLIC WORKS DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature:

Date: 11-5-98

Title: Engineering

Consent Communication #11

H 183

An application was received from
Bernard Higonnet requesting a
curb cut at the premises
numbered 136 Brattle Street.

In CityCouncil December 14, 1998

ORDER ADOPTED