



City of Cambridge

Communication # 23

IN CITY COUNCIL

August 3, 1992

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.

Patricia Illingworth

96 Larchwood Drive

In City Council August 3, 1992.

Adopted by the affirmative vote of nine members.

Attest:- D. Margaret Drury, Temporary City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury

D. Margaret Drury
Temporary City Clerk

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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:

5 / 25 / 92

PART I:

Address of proposed curb cut or off-street parking facility: 96 LARCHWOOD DRIVE, CAMBRIDGE

Frontage: 123.05' (SEE ENCLOSED PLOT PLAN) Block and Lot: 251 45

Setback (distance from building to sidewalk): 25' +/- (SEE ENCLOSED PLOT PLAN)

Distance from proposed driveway to surrounding structures and property line: SEE DRAWING I

Dimensions of proposed driveway: 13' x 7'1/2' (SEE DRAWING I)

Location of any trees, sign posts, fire hydrants, utility poles, etc., in direct vicinity of proposed driveway: SEE ENCLOSED ILLINGWORTH / BURSZTAJN RES. SHEET 1.

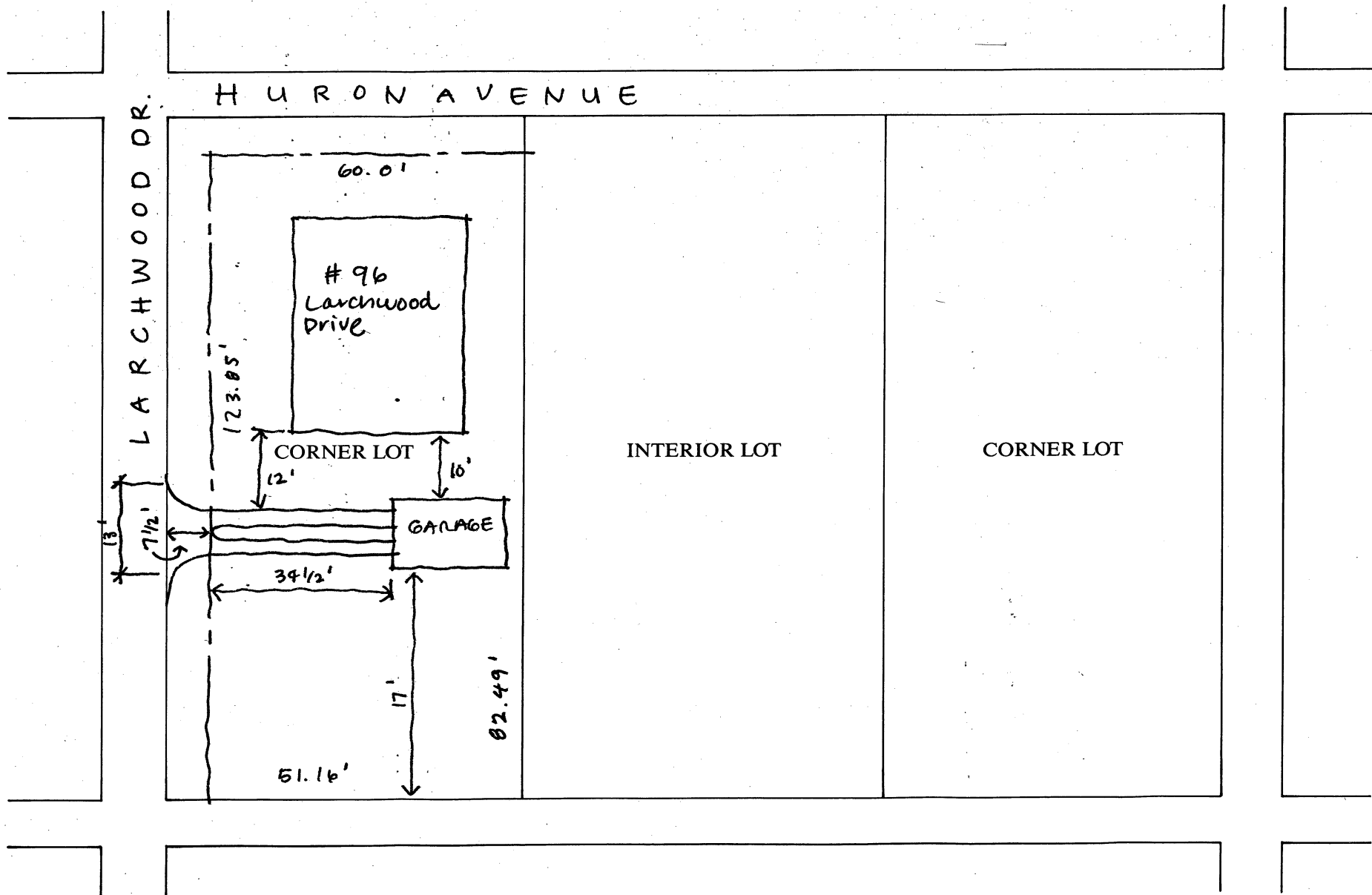
☒ Plot plan is included

☒ Sketch of driveway with cost estimate is included

☐ All abuttor's forms are included

DRAWING 1:

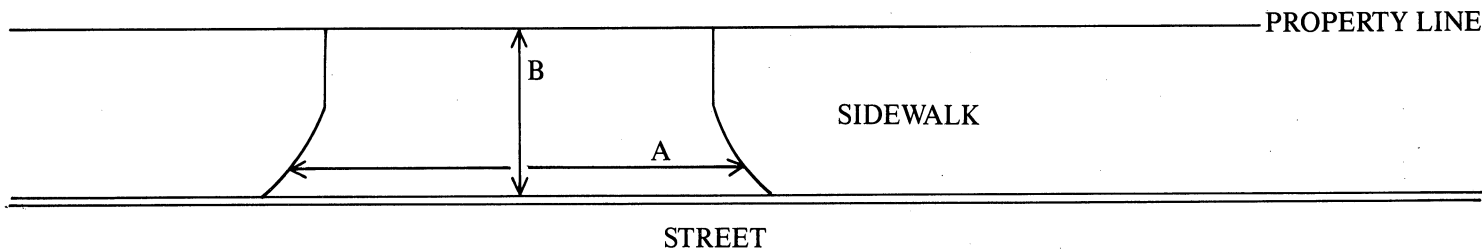
PLEASE INDICATE LOCATION OF HOUSE AND DRIVEWAY.
BE SURE TO GIVE DIMENSIONS OF LOT.



DRAWING 2:

SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE

CITY OF CAMBRIDGE



$$A = 13 \text{ FT.} \div 3 = 4.33 \text{ YARDS}$$

$$B = 7\frac{1}{2} \text{ FT.} \div 3 = 2\frac{1}{2} \text{ YARDS}$$

$$A \times B = 10.83 \text{ SQUARE YARDS}$$

COST ESTIMATE:

BRICK: 758.10 SQUARE YARDS $\times$ \$70/SQUARE YARD = \$ _____

BRICK ON CONCRETE: _____ SQUARE YARDS $\times$ \$85/SQUARE YARD = \$ 758.10

CONCRETE: ~~10.83~~ SQUARE YARDS $\times$ \$40/SQUARE YARD = \$ 433.20

ASPHALT: _____ SQUARE FEET $\times$ 1 TON/40 SQUARE FEET $\times$ \$125/TON = \$ _____

DEPARTMENT OF PUBLIC WORKS SCHEDULED DATE FOR CONSTRUCTION:

6 / 29 / 92

DEPARTMENT OF PUBLIC WORKS STATED FEE: \$ 433.20

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: June 8/92

Address: _____

96 Larchwood Drive

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: 6/23/92

Title: ZONING SPECIALIST

PART III: TRAFFIC AND PARKING DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature:

Date: 7.1.92

Title: DET. TRAFFIC DIV.

PART IV: HISTORICAL COMMISSION

☒ Application approved

☐ Application denied

Reason:

Signature:

Date: 7.1.92

Title: EXD CHZ

PART V: PUBLIC WORKS DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature:

Date: 7/7/92

Title: Supt of Streets



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 349-4260

July 8, 1992

Dear Neighborhood Representative:

Please be advised that this office is in receipt of a petition from Patricia Illingworth requesting a curb cut at the premises numbered **96 Larchwood Drive, 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. 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
Temporary City Clerk

Name of Neighborhood Association: Neighborhood 10 Association

hereby _____ approve _____ disapprove of said driveway petition.

Comments: _____

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

Neighborhood 10 Association
Stuart Lesser
115 Lexington Avenue
Cambridge, MA 02138

LANDSCAPE ARCHITECTURE

BURCK • RYAN

SITE PLANNING

June 5, 1992

Mr. Ranjit Singanayagam
Inspectional Services
City of Cambridge
Cambridge, Massachusetts 02139

Re: 96 Larchwood Drive driveway relocation submittal

Dear Mr. Singanayagam,

Burck Ryan Associates, Inc. is currently involved in the development of a new landscape plan for the Illingworth / Bursztajn residence at 96 Larchwood Drive in Cambridge. The plan includes a slightly realigned driveway designed to more easily fit into the new grading scheme for the front yard and its accompanying fence while providing for a new and improved driveway surface. In acquiring relevant documentation for the application to change the driveway, including the signatures of abutters and neighbors, we are experiencing mixed success.

Currently we have approval signatures from three out of the four abutters and neighbors. The fourth, Mrs. Joan Spencer, has been particularly uncooperative in that the owners have not been permitted to describe their intentions- neither verbally nor through the use of plans.

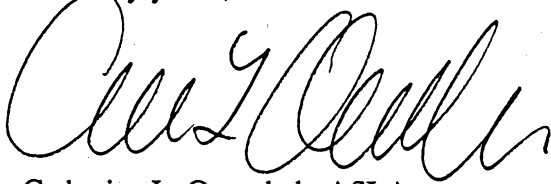
The owners began the process of collecting their neighbors' signatures during the week of May 25, 1992. Mrs. Spencer voiced a concern to the owners about the driveway moving closer to her property. During that conversation she suggested a meeting sometime during the weekend of May 30, 1992. The owners were able only to leave numerous telephone messages. In the meantime, to reassure Mrs. Spencer and to inform her that the proposed driveway was in fact moving farther from her property, Burck Ryan sent a letter clearly stating the intended changes. The letter, which is attached, is dated May 28, 1992. Since that time, the owners have been continually unsuccessful at speaking with Mrs. Spencer despite daily attempts and at least four telephone answering machine messages. This morning she returned the plans along with the portion of the application form she was to sign. She left no comments whatsoever and apparently made no attempt to contact the owners. As a result, we feel the project's approval process is being unduly delayed leading to a later construction start up date. The owners are particularly concerned about the project's schedule since the purpose for the new landscape plan is to provide a summertime play space for their newly walking child.

Please realize that although we have made continued efforts to fully describe to and get approval from the abutters and neighbors to 96 Larchwood Drive we appear to be unable to complete the documentation required for approval of the driveway's relocation.

Burck Ryan Associates together with the owners, Patricia Illingworth and Harold Bursztajn, hope that the various reviewing agencies understand the effort employed to fully comply with the City's approval process. In addition, we hope that the simplicity of the proposed changes should override any unresolved abutter's issues.

Thank you.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Catherine L. Oranchak', written in a cursive style.

Catherine L. Oranchak, ASLA
Senior Staff Landscape Architect

enclosed: May 28, 1992 letter to Mrs. Spencer

LANDSCAPE ARCHITECTURE

BURCK • RYAN

SITE PLANNING

May 28, 1992

Mrs. Joan Spencer
106 Larchwood Drive
Cambridge, Massachusetts 02138

Dear Mrs. Spencer,

As you may be aware, Burck Ryan Associates, Inc. is currently involved in the development of a new landscape plan for your neighbors, Patricia Illingworth and Harold Bursztajn. In an effort to create a larger lawn area we have designed a new driveway for them. This new driveway is being moved five feet toward the west, away from your property. In addition, the driveway is being narrowed from twelve feet to eight feet in width.

We hope that this explanation will help to alleviate your concerns regarding the proposed changes to the Illingworth/Bursztajn property. We feel that all of our proposed changes will result in a more beautiful landscape enjoyed not only by the residents of 96 Larchwood Drive but by the entire neighborhood.

Sincerely yours,



Catherine L. Oranchak, ASLA
Senior Staff Landscape Architect

5/28/92
92026 ILLINGWORTH

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 94 LARCHWOOD DR,

☒ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at 96 LARCHWOOD DR

Signed: Henry Lukon Date: 5/25/92

Address: 94 LARCHWOOD DR.

To Whom It May Concern:

As owner or agent of 94 Larchwood Dr.,

☒ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at 96 Larchwood

Signed: Carol V. Lukas Date: 5/25/92

Address: 94 Larchwood Dr.

To Whom It May Concern:

As owner or agent of 548 Huron Avenue,

☒ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at _____

Signed: James J. Rafferty / Cathleen Rafferty Date: 5-25-92

Address: 548 Huron Ave

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 94 LARCHWOOD DR,

☒ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at 96 LARCHWOOD DR

Signed: Henry Luker Date: 5/25/92

Address: 94 LARCHWOOD DR.

To Whom It May Concern:

As owner or agent of 94 Larchwood Rte.,

☒ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at 96 Larchwood

Signed: Carol V. Lukas Date: 5/25/92

Address: 94 Larchwood Rte.

To Whom It May Concern:

As owner or agent of 90 Larchwood Drive,

☒ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at _____

Signed: Fulvit Kepes Date: 5/28/92

Address: 90 Larchwood Drive

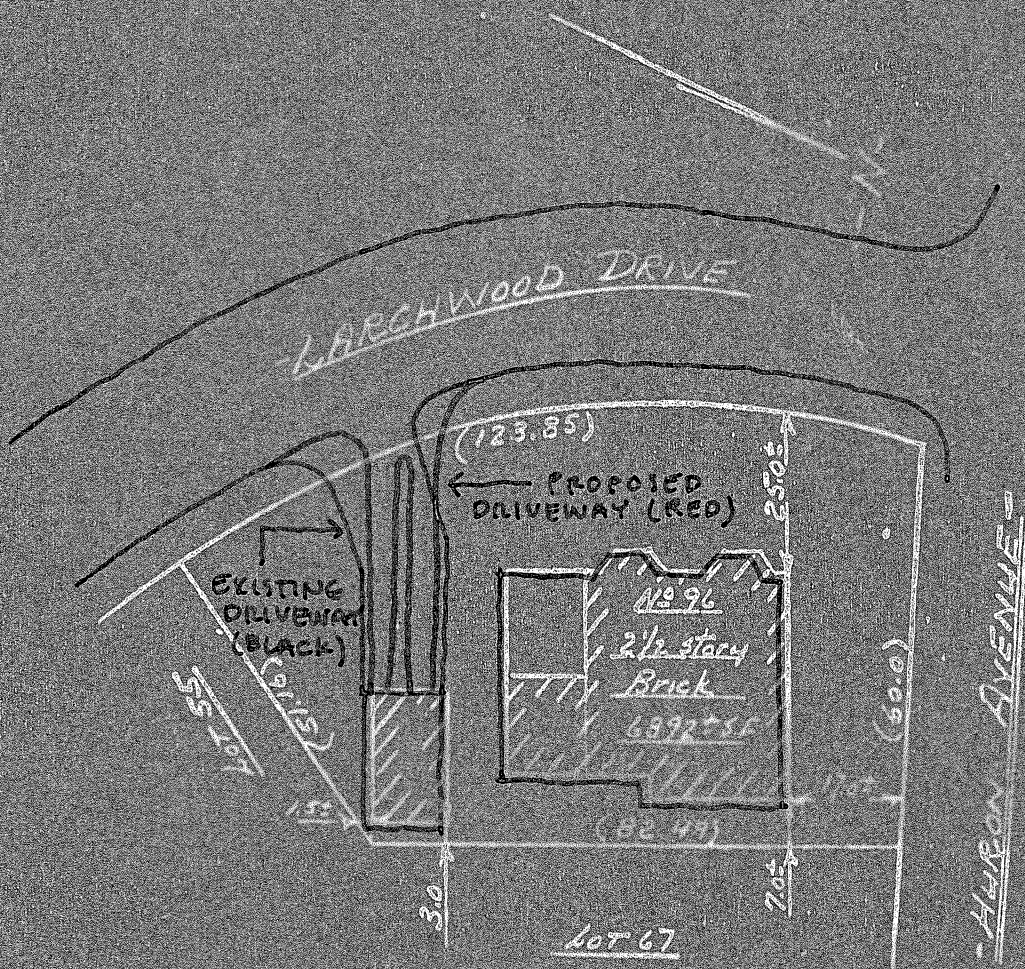
-PLAN OF LAND IN CAMBRIDGE-

- ५८७८ - १०३० -

- Dec. 2, 1946 -

- Edward Smith, Engineer -

- 67 Pemberton St. Cambridge -



I hereby certify that the buildings shown on this plan -
-are approx. located on the land as shown thereon and -
-that they conformed to the building and zoning laws of -
-the City of Cambridge when constructed or to restrictions -
-of record. - Edward Smith Engineer -

PLOT PLAN

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 94 LARCHWOOD DR,

☒ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at 96 LARCHWOOD DR

Signed: Henry Lukon Date: 5/25/92

Address: 94 LARCHWOOD DR.

To Whom It May Concern:

As owner or agent of 94 Larchwood Dr.,

☒ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at 96 Larchwood

Signed: Carol V. Lukas Date: 5/25/92

Address: 94 Larchwood Dr.

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 _____

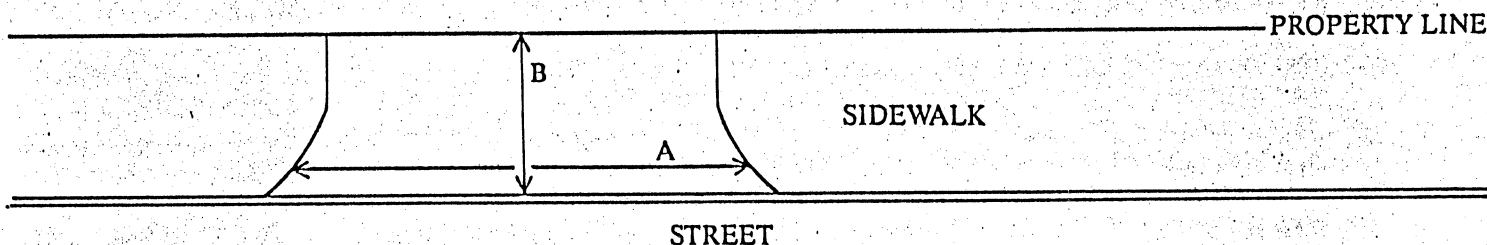
Signed: Fannie Rossetti Date: 5/27/92

Address: 99 Larchwood Drive

DRAWING 2:

SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE

CITY OF CAMBRIDGE



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$$B = 7\frac{1}{2} \text{ FT.} \div 3 = 2\frac{1}{2} \text{ YARDS}$$

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COST ESTIMATE:

BRICK: 10.83 SQUARE YARDS $\times$ \$70/SQUARE YARD = \$ 758.10

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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:

6/29/92

DEPARTMENT OF PUBLIC WORKS STATED FEE: \$ 758.10

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: P. Sellingworth

Date: June 7/92

Address: 96 Larchwood Drive, CA MA 02138

Funds Received: \$ _____

Check Number: _____

Consent Comm. # 23

HL/DB

Curb cut - Patricia Illingworth - 96
Larchwood Drive.

In City Council,

Aug. 3, 1992

Order adopted