



City of Cambridge

Consent Communication #29

IN CITY COUNCIL

July 29, 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.

Michael O'Shea

41 Washburn Avenue

In City Council July 29, 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

19960602

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

'96 JUN 7 PM 1 21



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 abutters.

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:

5/10/96

PART I:

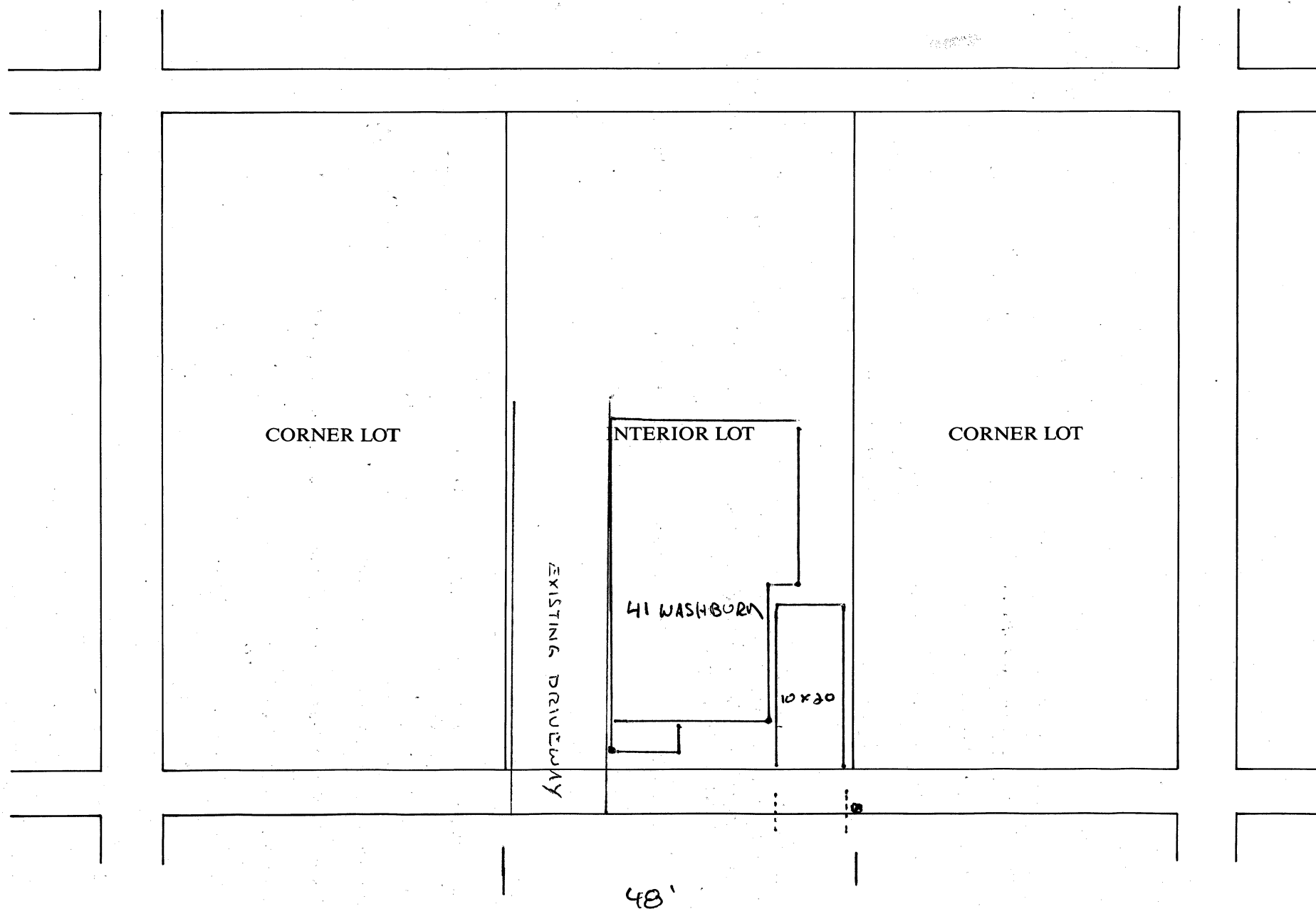
Address of proposed curb cut or off-street parking facility: <u>41 WASHBURN Ave</u>	
Frontage: <u>48'</u>	Block and Lot: <u>Phn Book 137 P.22 Lot D</u>
Setback (distance from building to sidewalk): <u>7'</u>	<u>DEED BOOK 196.21 page 284</u>
Distance from proposed driveway to surrounding structures and property line: <u>2'</u>	
Dimensions of proposed driveway: <u>10' x 21'</u>	
Location of any trees, sign posts, fire hydrants, utility poles, etc., in direct vicinity of proposed driveway: <u>ONE NO PARKING SIGN TO RIGHT OF PROPOSED DRIVEWAY</u> <u>TO BE MOVED slightly</u>	

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

Book 20281

DRAWING 1:

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





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

June 27, 1996

Dear Neighborhood Representative:

This office is in receipt of a copy of a petition from Michael O'Shay and Solomon Mieraski requesting a new curb cut at the premises numbered 41 Washburn 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.

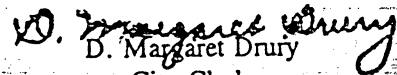
Please indicate by return mail your approval or disapproval of the petition within twenty one days from the date of this letter. If the response is "disapproval" please state reasons. Be sure to sign the form and include a daytime phone number. I have enclosed a self-addressed stamped envelope to facilitate 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
City Clerk

Name of Neighborhood Association: Bill Alan Clarendon Avenue Neighborhood

hereby _____ approve _____ disapprove of said driveway petition.

Comments: _____

Signature of authorized association representative _____

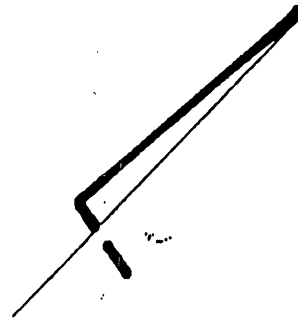
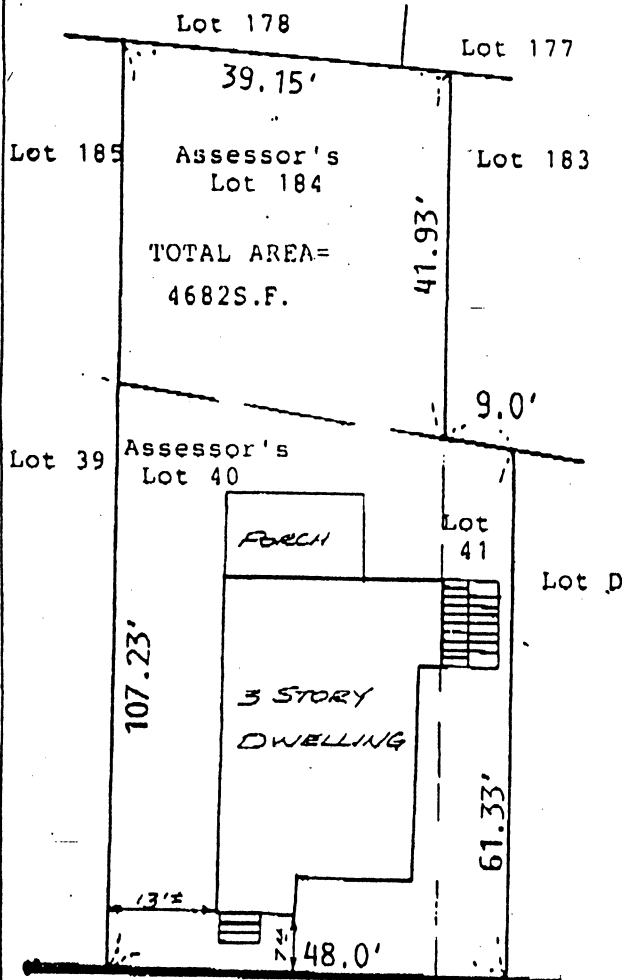
Daytime telephone no. _____

cc: Petitioner

Owner: Washburn Realty Trust
Michael O'Shay &
Applicant: Solomon Mieraski
Consus Tract No: _____

Plan Book: 137 Page: 22 Lot(s): D
Cert of Title: _____
Assessor's Plan: 184 Lot(s): 40 & 41

MORTGAGE INSPECTION
PLOT PLAN
IN
CAMBRIDGE



WASHBURN AVENUE

Date: 12/7/89
Scale: 1"=20'

I CERTIFY TO CULLEN & RESNICK, AND ITS TITLE INSURANCE COMPANY, THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT THIS PLAN WAS PREPARED UNDER MY IMMEDIATE SUPERVISION.

THE LOCATION OF THE DWELLING SHOWN HEREON IS IN COMPLIANCE WITH THE LOCAL APPLICABLE ZONING BY-LAWS IN EFFECT WHEN CONSTRUCTED, WITH RESPECT TO HORIZONTAL DIMENSIONAL REQUIREMENTS.

NOTE: LOT CONFIGURATION TAKEN FROM ASSESSORS MAPS OF RECORD AND IS NOT NECESSARILY ACCURATE.

THE DWELLING SHOWN HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS DELINEATED AS ZONE C ON A MAP OF COMMUNITY NUMBER 250186C DATED 7/5/82 BY THE F.E.M.A.

CDE CONCEPT DESIGN ENGINEERS
ENGINEERS • SURVEYORS • PLANNERS

Alfred B. Blumstein

87 TREMONT STREET • TAUNTON, MASSACHUSETTS 01904 • (508) 880-1001

GENERAL NOTES: (1) The declarations made above are on the basis of my knowledge, information, and belief as the result of a mortgage plot plan tape survey inspection made in the normal standard of care of registered land surveyors practicing in Massachusetts. (2) Declarations are made to the above named client only as of this date. (3) This plan was not made for recording purposes, for use in preparing deed descriptions or for constructions. (4) Verifications of property line dimensions, building offsets, fences, or lot configuration may be accomplished only by an accurate instrument survey.

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 44 WASHBURN AVE

☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 41 WASHBURN AVE

Signed:

Judith Ann Kelly

Date:

6/3/94

Address:

44 Washburn Avenue, Camb.



←
Approx 45' Between
Buildings

←
CAR IN EXISTING
PARKING SPACE

←
PROPOSED PARKING
SPACE

Petitioners CAR WOULD BE BEHIND PLANE
OF FRONT DOOR (ENCLOSED ENTRY)

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTOR'S FORM

To Whom It May Concern:

As owner or agent of 39 WASHBURN AVE

☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 41 WASHBURN AVE

Signed: William J Brathwaite

Date: 5/6/94

Address: 51 Washburn Ave. Camb. Ma. 02140

To Whom It May Concern:

As owner or agent of 51 WASHBURN AVE

☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 41 WASHBURN AVE

Signed: William J Brathwaite

Date: 6/6/94

Address: 51 Washburn Ave Camb. Ma. 02140

To Whom It May Concern:

As owner or agent of 40 WASHBURN AVE

☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 41 WASHBURN AVE

Signed: Jay W Miller

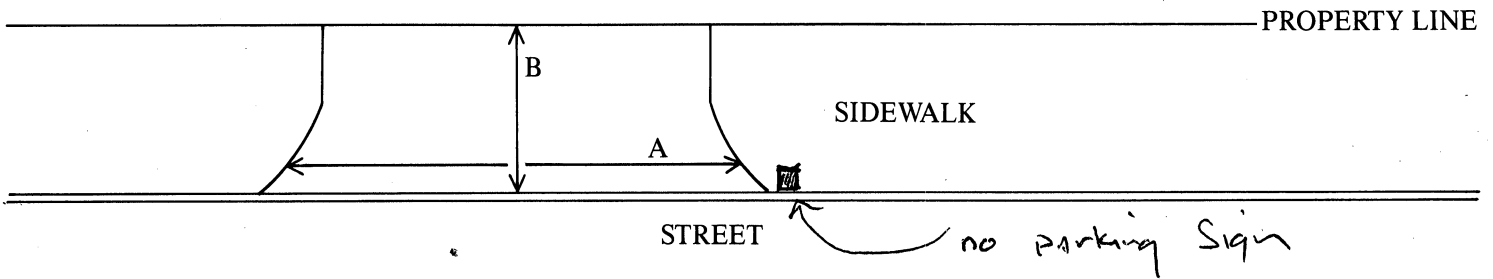
Date: 6/6/94

Address: 40 Washburn

DRAWING 2:

SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE

CITY OF CAMBRIDGE



$$A = 10 \text{ FT.} \div 3 = 3.3 \text{ YARDS}$$

$$B = 4 \text{ FT.} \div 3 = 1.1 \text{ YARDS}$$

$$A \times B = 3.6 \text{ SQUARE YARDS}$$

COST ESTIMATE:

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

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

CONCRETE: _____ SQUARE YARDS $\times$ \$40/SQUARE YARD = \$ _____

ASPHALT: 40 SQUARE FEET $\times$ 1 TON/40 SQUARE FEET $\times$ \$125/TON = \$ 125⁰⁰

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: [Signature] Date: 5/10/96

Address: 340 WALDEN ST 02138

617 868 0707

864 8873 WK

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:

Title:

B.C.A #7174

6/19/96

PART III: TRAFFIC AND PARKING DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature:

Date:

Title:

Asst Traffic Dir.

6.21.96

PART IV: HISTORICAL COMMISSION

☐ Application approved

☐ Application denied

Reason:

Signature:

Date:

Title:

Exo CHC

6.24.96

PART V: PUBLIC WORKS DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature:

Date:

Title:

Supt. of Streets

6/26/96

Consent Communication #29

H-125

Petition was received from Michael
O'Shea requesting a curb cut at the
premises numbered 41 Washburn Avenue.

In City Council July 29, 1996

Order adopted