



City of Cambridge

Applications and Petitions #2

IN CITY COUNCIL

May 7, 2001

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, and authorization is conditioned upon use of materials specified by the Department of Public Works and the Department of Traffic, Parking and Transportation.

Anne Wyman

17 Holly Avenue.

In City Council May 7, 2001.

Adopted by the affirmative vote of nine members.

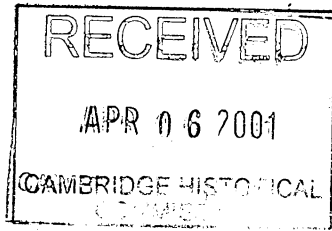
Attest:- D. Margaret Drury, City Clerk.

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



03012001

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 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 signed forms from abutters on the sides and rear of the property and from all property owners located across the street(s) from the property.

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:

03/14/01

PART I:

Address of proposed curb cut or off-street parking facility: 17 HOLLY AVENUEFrontage: 57' Block and Lot: _____Setback (distance from building to sidewalk): 20.15'

Distance from proposed driveway to surrounding structures and property line: _____

Dimensions of proposed driveway: 8.5' x 18.5'Location of any trees, sign posts, fire hydrants, utility poles, etc., in direct vicinity of proposed driveway: All will be cleared.

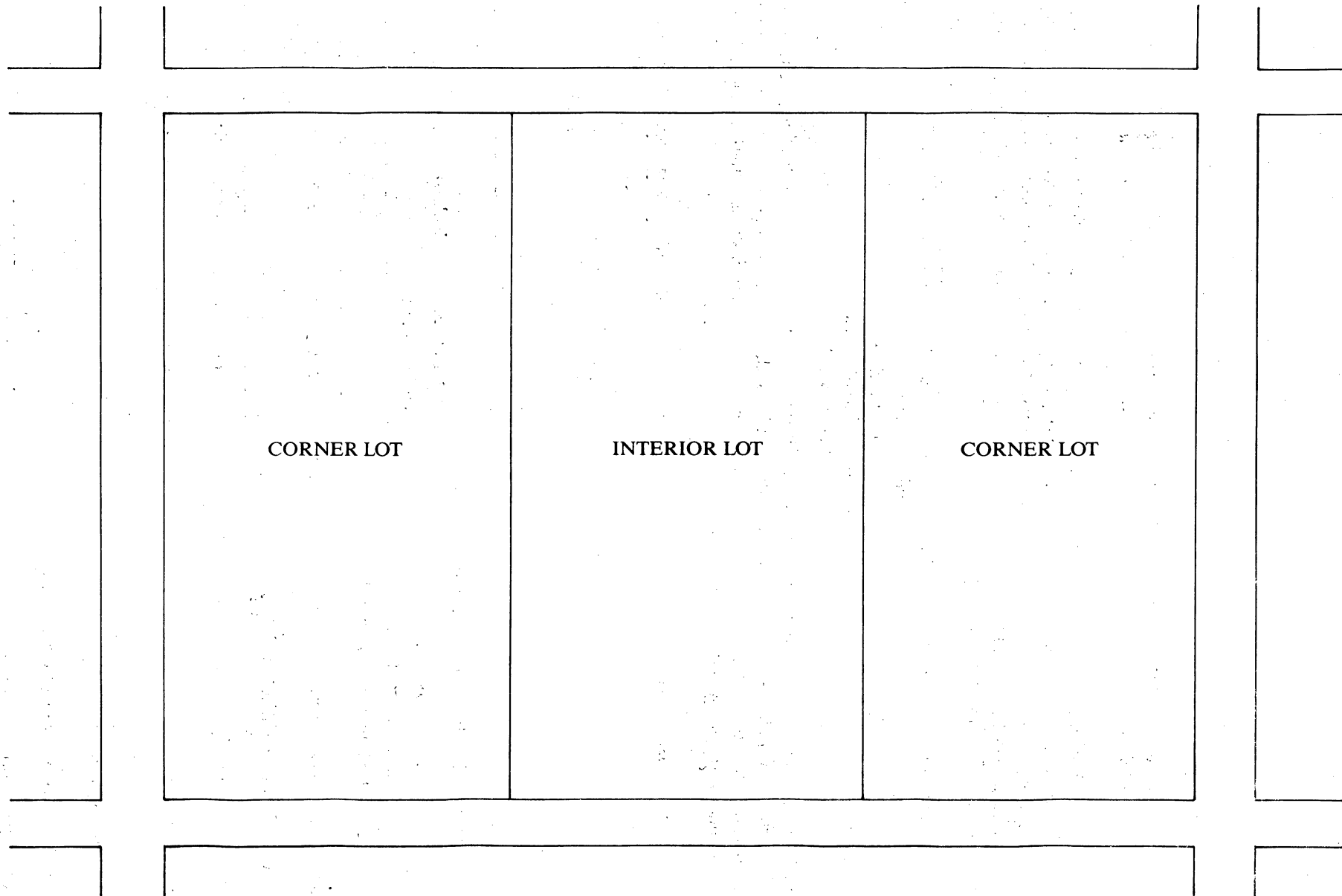
- ☒ Plot plan is included
- ☒ Sketch of driveway with cost estimate is included
- ☒ All abutter's forms are included

Control # 6305

2001 APR 30 A 11:21
CITY OF CAMBRIDGE
CLERK OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

DRAWING 1:

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





City of Cambridge

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A handwritten signature in black ink, reading "D. Margaret Drury".

D. Margaret Drury
City Clerk



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260

FAX (617) 349-4269

tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

March 22, 2001

Dear Neighborhood Representative:

This office is in receipt of a copy of an application from Ann Wyman, requesting a curb cut *at the premises numbered 17 Holly 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.

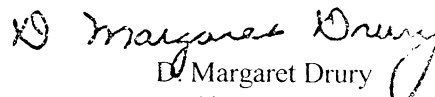
Please indicate by return mail your approval or disapproval of the petition within twenty-one days from the date of this letter. If the response is "disapproval" please state reasons. Be sure to sign the form and include a daytime phone number. I have enclosed a self-addressed stamped envelope to facilitate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

Walden St. Bridge Association – Stephen Coren

hereby _____ approve _____ disapprove of said driveway petition.

Comments: _____

Signature of authorized association representative _____

Daytime telephone no. _____

cc: Petitioner



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Thank you for your cooperation.

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D. Margaret Drury
City Clerk

Neighborhood Nine Association - Winifred Carfagno

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Comments: _____

Signature of authorized association representative _____

Daytime telephone no. _____

cc: Petitioner



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Sincerely yours,

D. Margaret Drury
City Clerk

Bellis Circle Association – Michael Siegell

hereby _____ approve _____ disapprove of said driveway petition.

Comments: _____

Signature of authorized association representative _____

Daytime telephone no. _____

cc: Petitioner

Inspectional Services Department
831 Massachusetts Avenue
Cambridge, MA 02139

March 29, 2001

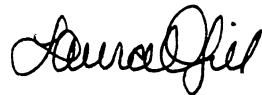
Re: 17-19 Holly Avenue Cambridge, MA : C1 Zone

Dear Mr. Singanayagam:

As per your request on March 28, 2001, I am enclosing a site plan for the property at 17-19 Holly Avenue which shows the percentage of open space on the lot. The total lot area is 4,132 S.F. The proposed plan provides 711 S.F. (17%) of open space which has a minimum dimension of 15' in width and length, and 1198 S.F. (29%) of open space which is permeable, for a total of 1,909 S.F. (46%) of combined open space. These figures exceed the requirements for open space in the C-1 zone.

If you have additional questions or require further clarification please do not hesitate to call me.

Sincerely,



Laura O. Gill, R.A.

cc: Anne Wyman
 Paula Cortes

MILLS WHITAKER ARCHITECTS

P.O.BOX 750089
ARLINGTON, MA 02475
PH: 617-876-7611
FAX: 617-876-6420

TRANSMITTAL

delivery method: by hand

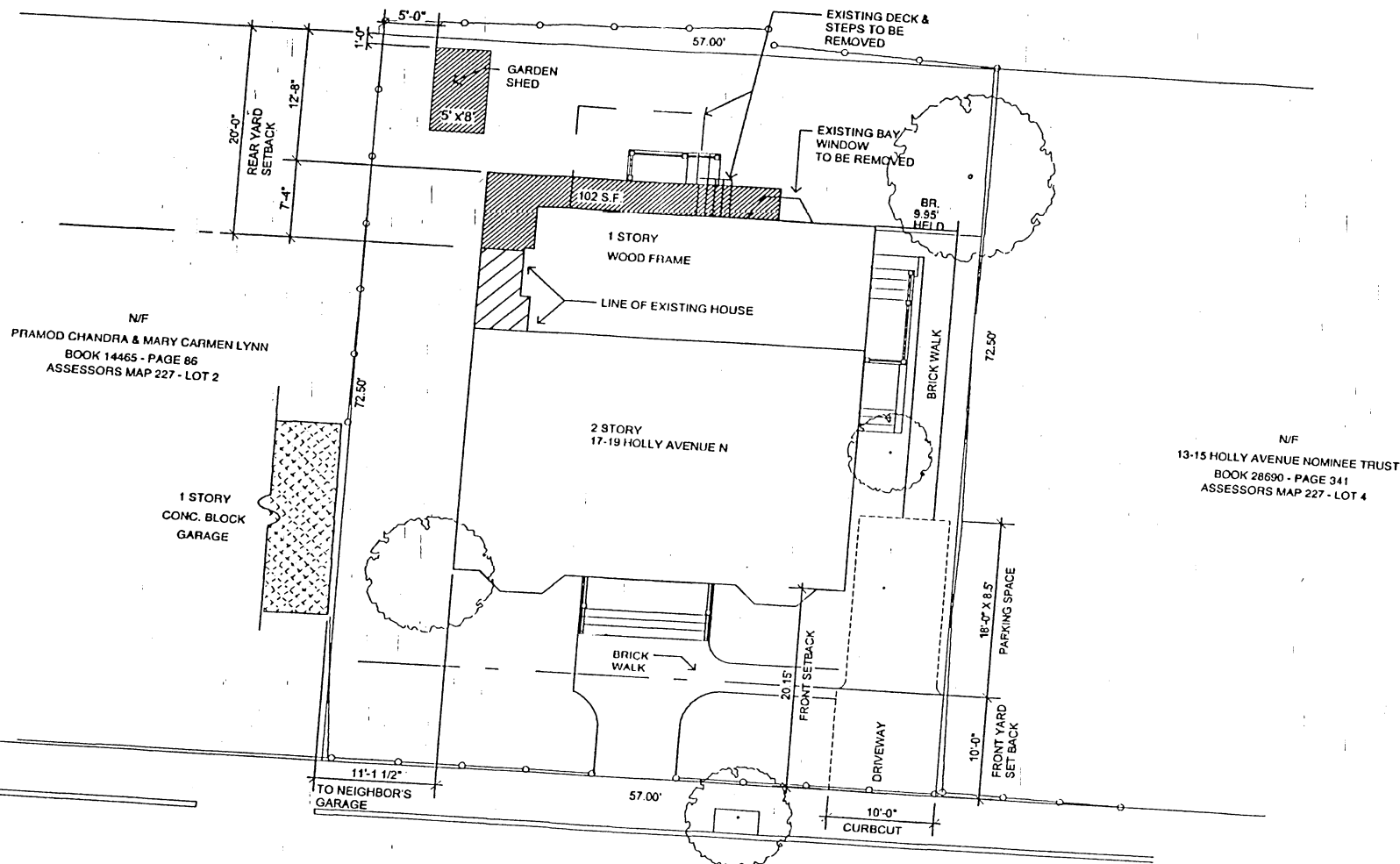
DATE: March 29,2001

TO: Ranjit Singanayagam

RE: 17-19 Holly Avenue Cambridge

REMARKS: Enclosed: S-1 site plan for 17-19 Holly Ave. and letter

CC: Anne Wyman, Paula Cortes



PROPOSED SITE PLAN

Scale: 1" = 10 ft

- ADDITIONAL SQUARE FOOTAGE WHICH REQUIRES A VARIANCE
- ADDITIONAL SQUARE FOOTAGE WHICH DOES NOT REQUIRE A VARIANCE

BASED ON A SITE PLAN PREPARED BY:
DESIGN CONSULTANTS BUILDING
CONSULTING ENGINEERS AND SURVEYORS
265 MEDFORD STREET
SOMERVILLE, MA 02143
(617) 778-3350
22 SEPTEMBER, 2000

MILLS
WHITAKER
ARCHITECTS
LLC
P.O. Box 750089
Arlington MA 02475
tel: 617-876-7611
fax: 617-876-6420

WYMAN RESIDENCE
17-19 HOLLY AVENUE
CAMBRIDGE, MASSACHUSETTS

PROPOSED SITE PLAN

PROJECT
NAME

PROJECT
ADDRESS

REV:
REV:

DATE: 2 OCTOBER 2000

BOARD OF ZONING APPEALS

SHEET #:

S-1

GALLUP LANDSCAPE COMPANY, INC.



FAX COVER SHEET

DATE:

Jan 29, 01

FAX TO:

STW Construction

Attn: Wesley

FAX #:

864-1850

FROM:

Dana Gallup

FAX #:

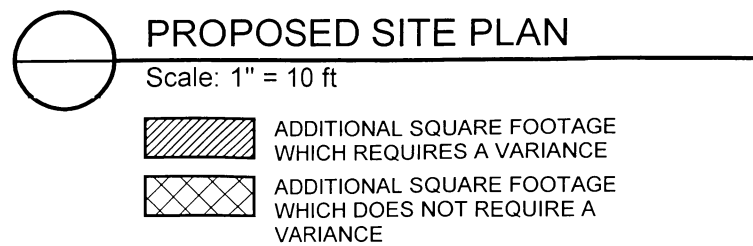
617-576-0677

SUBJECT:

Proposal ~ curb cut
installation ~ Wyman Residence

NUMBER OF PAGES (INCLUDING THIS COVER SHEET)

Two



WYMAN RESIDENCE
17-19 HOLLY AVENUE
CAMBRIDGE, MASSACHUSETTS

PROJECT NAME:	
PROJECT ADDRESS:	
DRAWING TITLE:	

REV: _____
REV: _____
DATE: 7 DECEMBER 2000

BOARD OF ZONING APPEALS

SHEET #:

S-1

LEGEND

- BOUND FOUND
- WOOD FENCE
- CHAIN LINK FENCE
- SANITARY SEWER
- DRAIN LINE
- WATER LINE
- GAS LINE
- ELECTRIC LINE
- CABLE LINE
- OVERHEAD WIRE
- SANITARY MANHOLE
- DRAIN MANHOLE
- ELECTRIC MANHOLE
- CATCH BASINS
- UTILITY POLE
- FIRE HYDRANT
- WATER GATE
- GAS GATE

NOTE

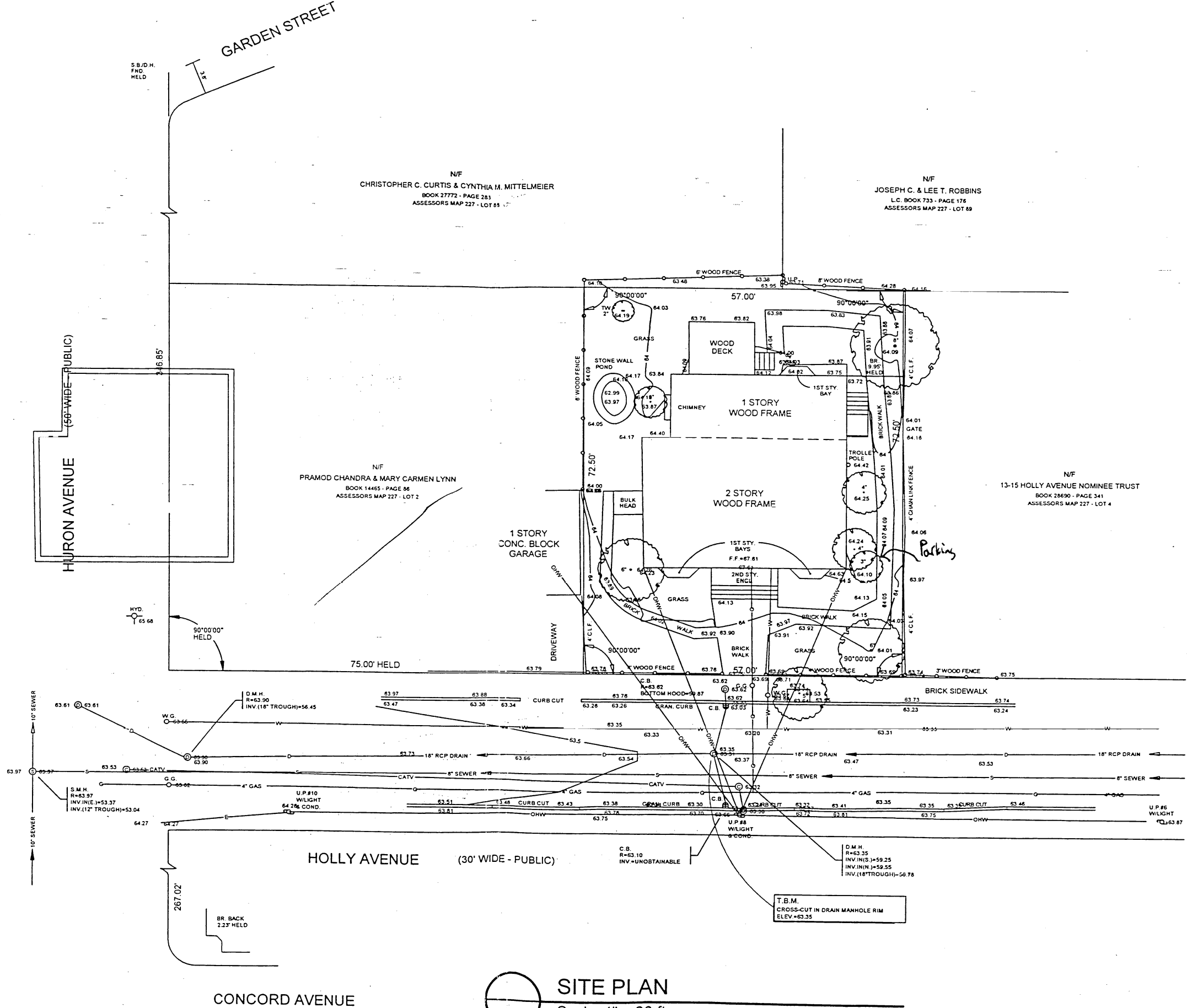
- DESIGN CONSULTANTS, INC. TO SET MONUMENTS AT THE FOUR PROPERTY CORNERS.

LOCUS TITLE REFERENCE

ANNE CABOT WYMAN
L.C. BOOK 1224 - PAGE 119
L.C. PLAN NO. 20200
ASSESSORS MAP 227 - LOT 3
AREA = 4,133 S.F.±

BENCHMARK

INVERT OF DRAIN MANHOLE IN FRONT OF LOCUS
STA 1+20 FROM AS BUILT PLAN ENTITLED "SEWERAGE AND DRAINAGE FACILITIES-PHASE 2" BY CE MAGUIRE
ELEV. = 56.78' (CITY OF CAMBRIDGE DATUM)



MILLS
WHITAKER
ARCHITECTS
LLC
649 Massachusetts Avenue
Cambridge MA 02139

tel: 617-876-7611
fax: 617-876-6420

WYMAN RESIDENCE
17-19 HOLLY AVENUE
CAMBRIDGE, MASSACHUSETTS

PROJECT NAME:
PROJECT ADDRESS:

REV:
REV:
DATE: 27 OCTOBER 2000

NOT FOR CONSTRUCTION

SHEET #:

S-1

SITE PLAN
DRAWING TITLE:



January 29, 2001

S & H CONSTRUCTION
26 NEW STREET
CAMBRIDGE, MA 02138
ATTN: WESLEY

RE: PROPOSAL FOR INSTALLATION OF CURB CUT AT WYMAN RESIDENCE
17-19 HOLLY STREET, CAMBRIDGE

SCOPE OF WORK:

Remove and stockpile bricks
Excavate and remove existing curbing
Split to dimensions as required
Reset curb flush to street
Backfill and compact
Reset brick paving
Patch asphalt
Includes permits and police detail

TOTAL -----\$ 4,400.00

NOTE:

ADD \$600 if concrete is required under brick paving
at sidewalk of curb cut.

If you have any questions, please do not hesitate to call.

Respectfully submitted,

Dana T. Gallup
Dana T. Gallup

42 TROWBRIDGE STREET
CAMBRIDGE, MASSACHUSETTS 02138-4115
TELEPHONE 617 547-3127
FAX 617 576-0677

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 forms from abutters on the sides and rear of the property and from all property owners located across the street(s) from the property. 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.

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTOR'S FORM

To Whom It May Concern:

As owner or agent of

20 HOLLY AVE



approval

Cambridge, Massachusetts, I do hereby declare



disapproval

of the installment of:

Off-Street Parking Facility located at

17 HOLLY

Signed:

William B. Chaffey

Date:

3/10/01

Address:

20 HOLLY AVE

To Whom It May Concern:

As owner or agent of

16 HOLLY AVE



approval

Cambridge, Massachusetts, I do hereby declare



disapproval

of the installment of:

Off-Street Parking Facility located at

17 HOLLY AVE

Signed:

Mark Schreder

Date:

3-10-01

Address:

Christiane Schreder 16 HOLLY AVE CAMBRIDGE

To Whom It May Concern:

As owner or agent of

120-122 Huron Avenue



approval

Cambridge, Massachusetts, I do hereby declare



disapproval

of the installment of:

Off-Street Parking Facility located at

17 HOLLY AVE

Signed:

Mark Schreder

Date:

3-10-01

Address:

120 Huron Ave

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTOR'S FORM

To Whom It May Concern:

As owner or agent of 13-15 Holly Ave,

☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 17 Holly Ave

Signed: M. C. T. Foster Date: 3/12/01

Address: 13-15 Holly Ave



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260

FAX (617) 349-4269

tty/TDD (617) 492-0235

2001 MAR 30 A 10:31

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

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Thank you for your cooperation.

Sincerely yours,

D. Margaret Drury
D. Margaret Drury
City Clerk

Neighborhood Nine Association - Winifred Carfagno

hereby _____ approve ☒ disapprove of said driveway petition.

Comments: NEIGHBORHOOD MEETING 4/12/01. WE WILL VOTE THEN AND
RENDER OUR DECISION IN WRITING BY APRIL 16, 2001

Signature of authorized association representative Winifred Carfagno

Daytime telephone no. 617-354-2889

cc: Petitioner



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260

FAX (617) 349-4269

tty/TDD (617) 492-0235

2001 MAR 27 A 10:56

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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CITY CLERK

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D. Margaret Drury
City Clerk

Bellis Circle Association – Michael Siegel

hereby ☒ approve ☐ disapprove of said driveway petition.

Comments:

Signature of authorized association representative

Daytime telephone no. 617 864-3997

cc: Petitioner



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260

FAX (617) 349-4269

TTY/TDD (617) 492-0235

2001 APR 17 A 11:30

OFFICE OF THE CITY CLERK
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CITY CLERK

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D. Margaret Drury
D. Margaret Drury
City Clerk

Walden St. Bridge Association – Stephen Coren

hereby ☒ approve ☐ disapprove of said driveway petition.

Comments:

Signature of authorized association representative *Stephen Coren*

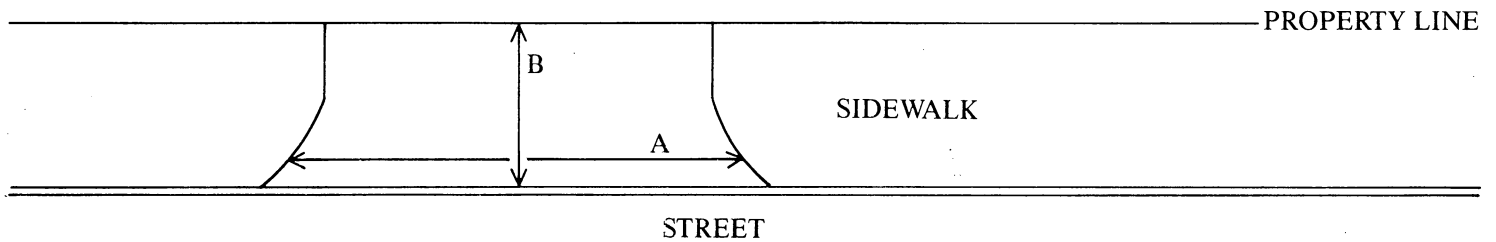
Daytime telephone no. *781-266-5046*

cc: Petitioner

DRAWING 2:

SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE

CITY OF CAMBRIDGE



A = _____ FT. ÷ 3 = _____ YARDS

B = _____ FT. ÷ 3 = _____ YARDS

A × B = _____ SQUARE YARDS

COST ESTIMATE:

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

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

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

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:

Anna Cabot Wyman

Date: *3.15.01*

Address:

72 Raymond St 02140 AND 17 Holly Ave 02138

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:

PART III: TRAFFIC AND PARKING DEPARTMENT



Application approved



Application denied

Reason:

NOTE: WITH STREET BEING VERY NARROW AND DRIVEWAY NEAR PROPERTY CORNER FENCE, IT WILL HAVE ACCESS TO DRIVEWAY DIFFICULT FOR LARGE VEHICLES.

Signature:

Date:

Title:

PART IV: HISTORICAL COMMISSION



Application approved



Application denied

Reason:

Signature:

Date:

Title:

PART V: PUBLIC WORKS DEPARTMENT



Application approved



Application denied

Reason:

Signature:

Date:

Title:

Supervisor of Streets
Crib # 6305

49H

Applications & Petitions #2

An application was received Anne Wyman, requesting a curb cut at the premises numbered 17 Holly Avenue.

In City Council May 7, 2001

ORDER ADOPTED