

#08052001

3



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:

01/15/01

PART I:

For relocation of existing curb cut

Address of proposed curb cut or off-street parking facility: 39 Myrtle Ave.

Frontage: 106.65' Block and Lot:

Setback (distance from building to sidewalk): Proposed 10'

Distance from proposed driveway to surrounding structures and property line: $\pm 6.5'$ NE 13.5' STRUCT / 5' prop lineDimensions of proposed driveway: 10 ft wide x ± 50 ft. long (ramp)

Location of any trees, sign posts, fire hydrants, utility poles, etc., in direct vicinity of proposed driveway: none

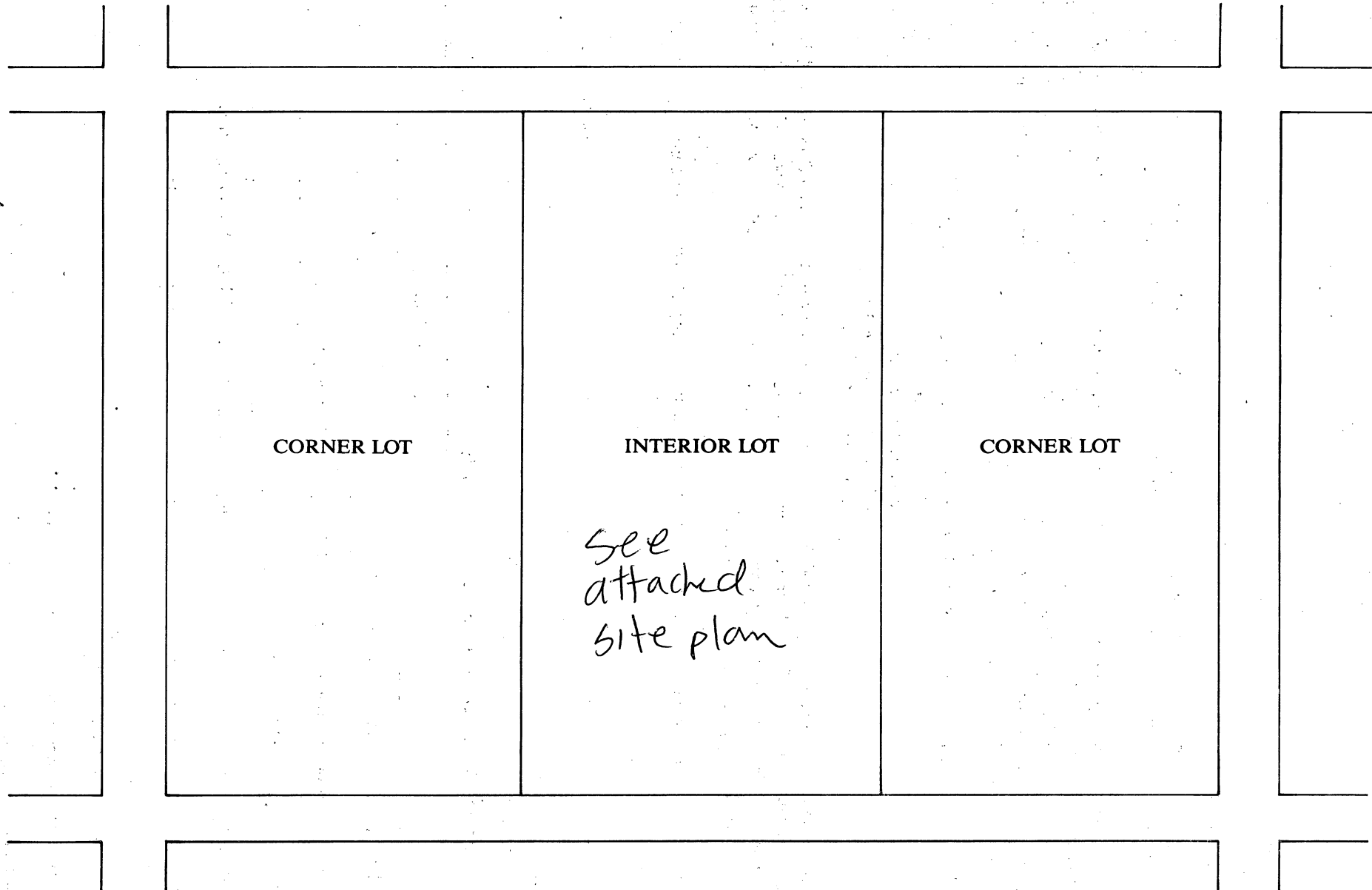
☒ Plot plan is included☒ Sketch of driveway with cost estimate is included☒ All abutter's forms are includedOFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

2002 FEB - 8 - 11:11 A

6325

DRAWING 1:

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





City of Cambridge

Applications and Petitions #3

IN CITY COUNCIL

February 25, 2002

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.

Allan Savenor

39 Myrtle Avenue

In City Council February 25, 2002.

Adopted by the affirmative vote of eight members.

Attest:- D. Margaret Drury, City Clerk.

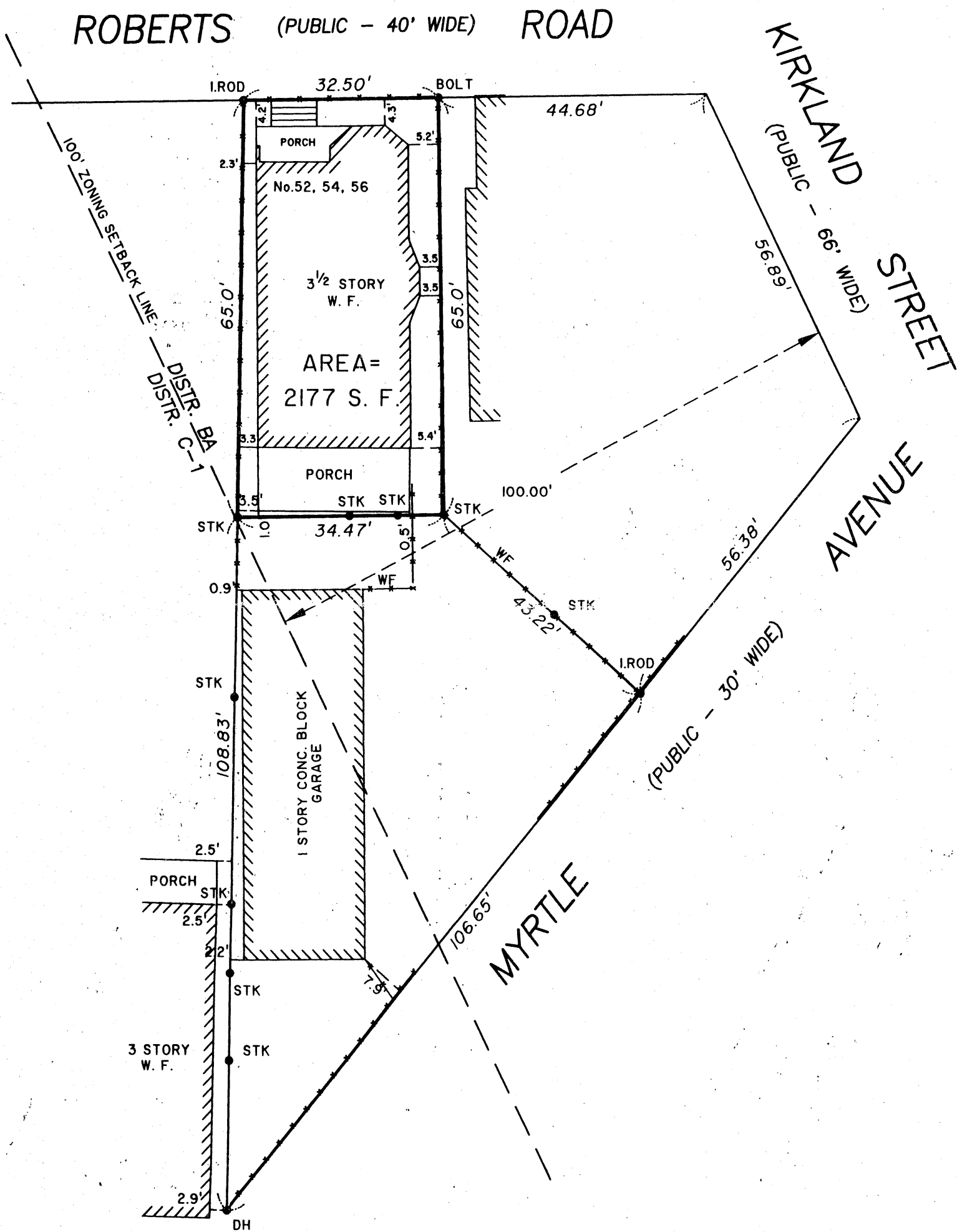
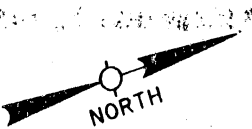
A true copy;

ATTEST:-

A handwritten signature in black ink that reads "D. Margaret Drury". The signature is written in a cursive style.

D. Margaret Drury
City Clerk

AREA = 2177 S. F. IS LOCATED ENTIRELY WITHIN ZONING DISTRICT BA.



PLOT PLAN
52-56 ROBERTS ROAD
CAMBRIDGE, MASS.

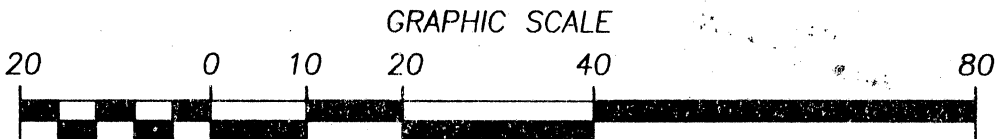
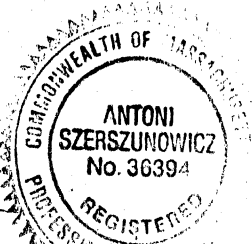
SCALE : 1" = 20'
ANTONI SZERSZUNOWICZ
P.O. BOX 567

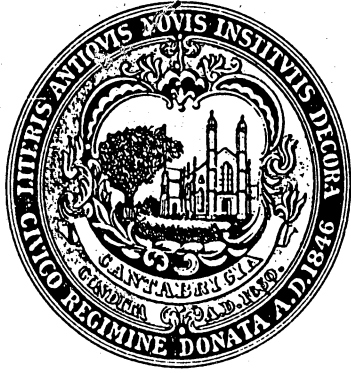
REV. NOV. 9, 2000
OCTOBER 20, 2000
PROF. LAND SURVEYOR
MILTON, MA 02186

PHONE: (617)686-5057

I CERTIFY THAT THIS PLAN IS BASED
ON AN ACTUAL FIELD SURVEY.

Antoni Szerszunowicz





Mid Cambridge Neighborhood Conservation District Commission

831 Massachusetts Avenue, Cambridge, Massachusetts 02139 617 349 4683
Fax 617 349 3116 TTY 617 349 6112 E-mail histcomm@ci.cambridge.ma.us
<http://www.ci.cambridge.ma.us/~historic>

John Moos, *Chair*, Steven Cohen, *Vice Chair*, Sarah Zimmerman, *Secretary*
Tony Hsiao, Martha Osler, *Members*
Mary Berg, Nassir Ghaemi, Nancy Goodwin, *Alternates*

CERTIFICATE OF APPROPRIATENESS

PROPERTY: 39 Myrtle Avenue

OWNER: Alan Savenor

The Mid Cambridge Neighborhood Conservation District Commission hereby certifies, pursuant to Title 2, Chapter 2.78, Article III, Section 2.78.140-270 of the Code of the City of Cambridge and the City Council order establishing the Commission, that the construction described below is not incongruous to the historic aspects or architectural character of the building or district:

Demolish 6-bay concrete block garage on site and construct side-by-side two-family house with parking below as per plans submitted with application titled "2+2 Unit Proposal" and dated 03-15-01 and subject to submission of building permit plans for staff approval prior to issuance of building permit and to include construction details including window materials, trim details and dimensions, and landscape plans, including paving and retaining wall materials and finish.

The plans and specifications referenced above are incorporated into this certificate, which is binding on the applicant and all improvements shall be carried as specified herein.

This certificate is granted upon the condition that the work authorized is commenced within six months after the date of issuance. If the work authorized by this certificate is not commenced within six months after the date of issuance, or if such work is suspended in significant part for a period of one year after the time the work is commenced, this certificate shall expire and be of no further effect; provided that, for cause, one or more extensions not exceeding six months each may be allowed in writing by the Chairman.

Case Number: MC 2014

Date of Certificate: May 8, 2001

Attest: A true and correct copy of decision filed with the office of the City Clerk and the Mid Cambridge Neighborhood Conservation District Commission on 5/10/01.

By Steven Cohen, 8/12, ^{Vice}Chairman

Twenty days have elapsed since the filing of this decision.

No appeal has been filed _____. Appeal has been filed _____.

Date _____, City Clerk.

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.

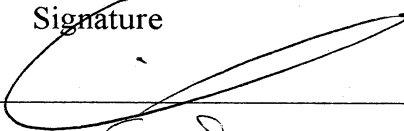
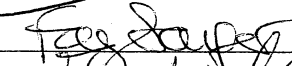
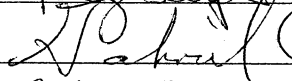
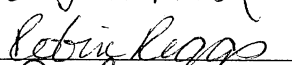
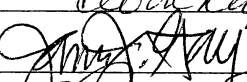
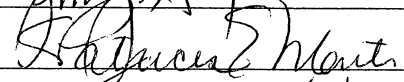
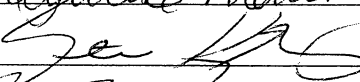
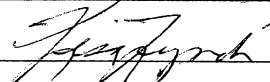
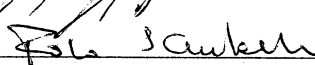
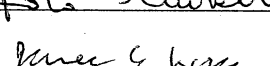
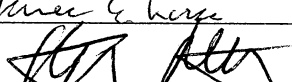
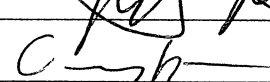
In certain cases, the Department may arrange with the applicant to have the driveway done by a private contractor; however, the contractor will have to post a bond, obtain a permit from the DPW and have his work inspected as to city standards before the bond is released. In this case the contractor will have a direct relationship with the applicant and the city will not intervene unless the contractor does not meet city requirements for driveway construction.

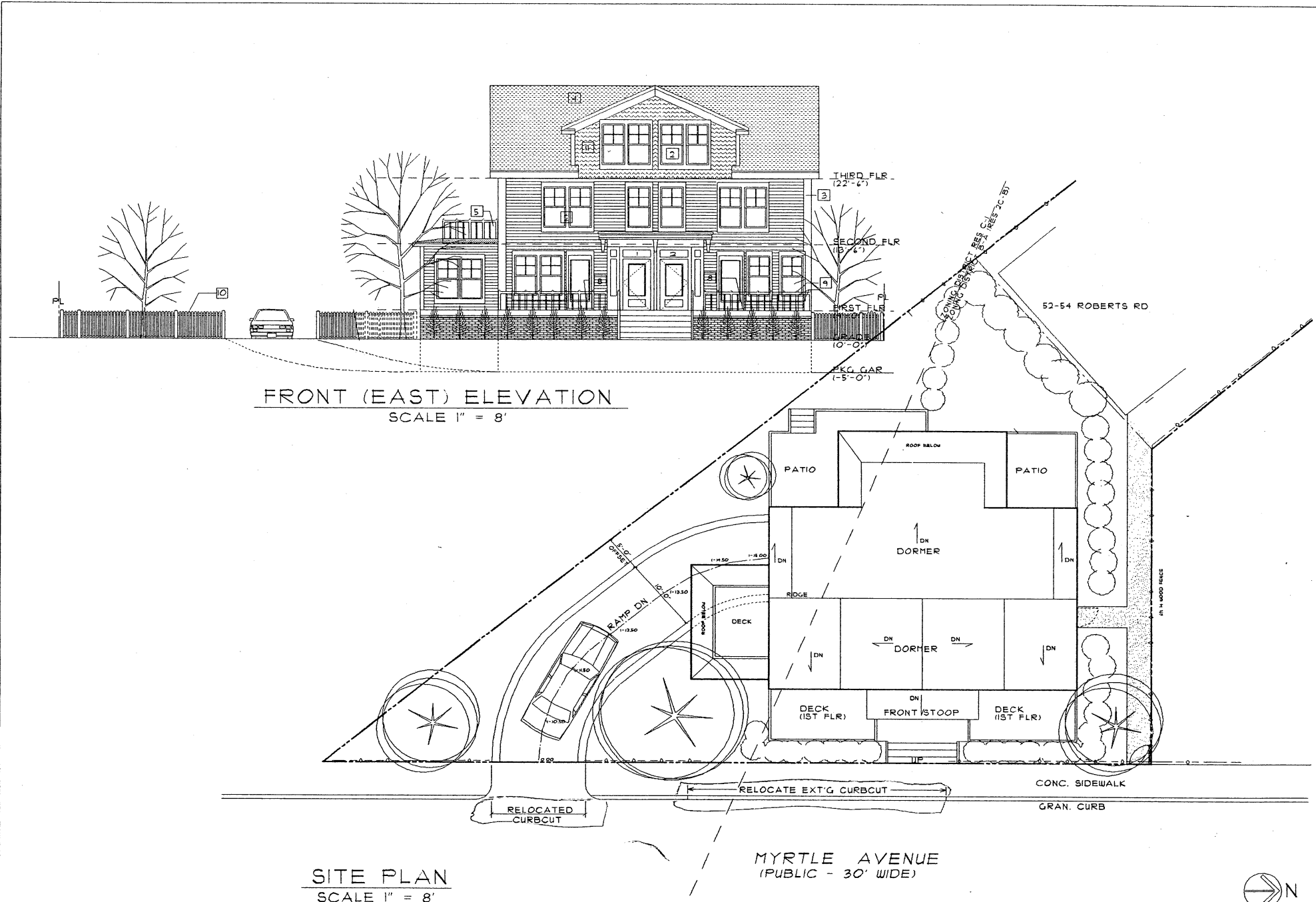
10. APPLICANTS ARE CAUTIONED AGAINST EXPENDING ANY MONEY ON MODIFICATIONS TO THEIR PROPERTY IN ANTICIPATION OF THEIR APPLICATION BEING APPROVED BY THE COUNCIL.

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.

39 Myrtle Avenue/52 Roberts Road Project Neighborhood Support

I am an abutter of 39 Myrtle Avenue/52 Roberts Road. I have reviewed the plans for the project dated 3/15/01, "2+2 Unit Proposal 39 Myrtle Avenue/52 Roberts Road Cambridge MA 02138 Alan Savenor, Owner," as drawn by Peter Quinn, Architects. I have no objection to the proposal.

Date	Signature	Print name	Property Address
3-21-01		Marc Resnick (Kirkland Realty trust)	86 Kirkland St.
3/22/01		Fay SARGENT	46 Roberts Rd. Caus.
3/23/01		GABRIEL CARRIERI	35 MYRTLE AVE.
3.23.01		ROBIN RIGGS	50 ROBERTS Rd. Cambridge
3.24.01		James Gray	84 Kirkland St. Cambridge, MA 02138
3-24-01		Patricia Marti	84 Kirkland St Cambridge
3-24-01		Steven Kelley	48 Roberts Rd.
3-26-01		LISA LYNCH	48A Roberts Rd. Cambridge, MA 02138
3-26-01		FABIO SCHIANTARELLI	" " " "
3-28-01		James E. Kere	50A Roberts Rd Cambridge MA
4-1-01		FLOYD FOLTZ	36 MYRTLE AVE #1 CAMBRIDGE MA
4/3/01		GARY ROTHBERGER	36 MYRTLE AVE # CAMBRIDGE MA



FRONT (EAST) ELEVATION
SCALE 1" = 8'

SITE PLAN
SCALE 1" = 8'

MYRTLE AVENUE
(PUBLIC - 30' WIDE)

DRAWING- SCALE 1/8" = 1'-0" DATE OF ISSUE 3-15-01 PRESENTATION REVISION DATE X		PROJECT 2+2 UNIT PROPOSAL 39 MYRTLE AVE/52 ROBERTS RD CAMBRIDGE, MA 02138 ALAN SAVENOR, OWNER	PETER QUINN ARCHITECTS 1955 MASS AVE SUITE 14 ARCHITECTURE PLANNING COMMUNITY DESIGN CAMBRIDGE, MA 02140 TEL-354-3489 FAX 317-868-0280
1 DRAWING NO.			

Abutters of 39 Myrtle Avenue/52-56 Roberts Road

Fay Sargent

OK 46 Roberts Rd
CAMBRIDGE, MA 02138
Phone: (617) 547-2740

Fabio Schiantarelli & Lisa M Lynch

OK 48 A Roberts Rd
CAMBRIDGE, MA 02138
Phone: (617) 492-3919

Steven Kelley & Lynn Doucette

OK 48 Roberts Rd
CAMBRIDGE, MA 02138
Phone: (617) 868-8652

James Kass

OK 50 A Roberts Rd
CAMBRIDGE, MA 02138
Phone: (617) 491-6132

Robin Riggs

OK 50 Roberts Rd
CAMBRIDGE, MA 02138
Phone: (617) 492-7996

Gabriel Carrieri

OK 33 Myrtle Ave
CAMBRIDGE, MA 02138
Phone: (617) 591-5578

Floyd Foltz

OK 36 Myrtle Avenue
CAMBRIDGE, MA 02138
Phone: (617) 492-8318

Gary Rothberger

OK 36 Myrtle Avenue
CAMBRIDGE, MA 02138
Phone: (617) 492-0947

Savenor Properties, Ltd.

OK 40 Myrtle Avenue
CAMBRIDGE, MA 02138
Phone: (617) 666-6661

James & Patricia Gray

OK 84 Kirkland
CAMBRIDGE, MA 02138
Phone: (617) 864-4847

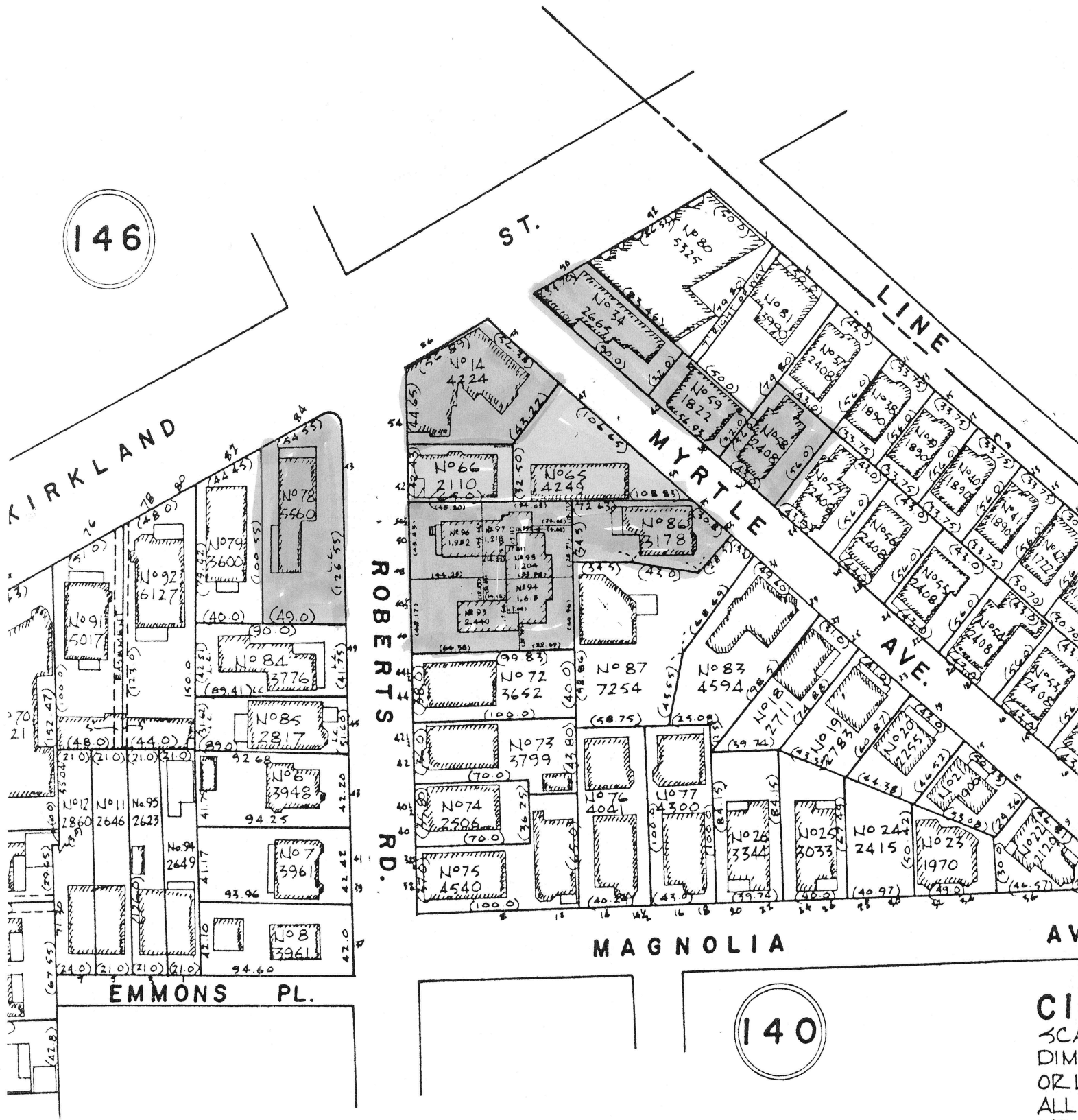
Marc Resnick & Michael Polacco

OK 86 Kirkland Street
CAMBRIDGE, MA 02138
Phone: (617) 782-7600

Savenor Properties, Ltd.

OK 90 Kirkland Street
CAMBRIDGE, MA 02138
Phone: (617) 666-6661

146



Abbutter in agreement

Project Location

140

CI
SC
DIM
OR
ALL
ME
COU

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

*see
attached*

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

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Address: _____

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTOR'S FORM

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Signed: _____ Date: _____

Address: _____



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

August 16, 2001

Dear Neighborhood Representative:

This office is in receipt of a copy of an application from Allan Savenor, requesting the relocation of an existing curb cut *at the premises numbered 36 Myrtle 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

Mid-Cambridge Neighborhood Association - John Pitkin

hereby _____ approve _____ disapprove of said driveway petition.

Comments: _____

Signature of authorized association representative _____

Daytime telephone no. _____

cc: Petitioner



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(617) 349-4260

FAX (617) 349-4269

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Thank you for your cooperation.

Sincerely yours,


Margaret Drury
City Clerk

Agassiz Neighborhood Council - Joan Squeri

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) 349-4269

tty/TDD (617) 492-0235

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CITY CLERK

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DEPUTY CITY CLERK

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Thank you for your cooperation.

Sincerely yours,


D. Margaret Drury
City Clerk

Agassiz Neighborhood Council - Terry Delancey

hereby _____ approve _____ disapprove of said driveway petition.

Comments: _____

Signature of authorized association representative _____

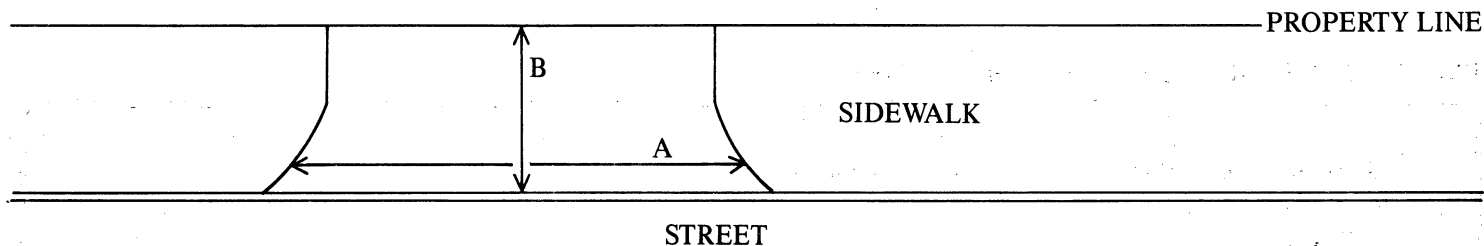
Daytime telephone no. _____

cc: Petitioner

DRAWING 2:

SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE

CITY OF CAMBRIDGE



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

$$B = \underline{5} \text{ FT.} \div 3 = \underline{1.67} \text{ YARDS}$$

$$A \times B = \underline{7.22} \text{ SQUARE YARDS}$$

COST ESTIMATE:

BRICK: _____ SQUARE YARDS $\times$ \$70/SQUARE YARD = \$ _____BRICK ON CONCRETE: 7.22 SQUARE YARDS $\times$ \$85/SQUARE YARD = \$ 615CONCRETE: _____ 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:

/ /

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: Alan Sam...Date: 6/15/01Address: 52 Roberts Rd Camb MA 02138

Funds Received: \$ _____

Check Number: _____

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE

PART II: INSPECTIONAL SERVICES DEPARTMENT

☒ Application approved

☐ Application denied

Reason: B2A 8360

Signature:

Date: 12/5/01

Title: ZONING

PART III: TRAFFIC AND PARKING DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature:

Date: 12-10-2001

Title: TRAFFIC ENGINEER

PART IV: HISTORICAL COMMISSION

☒ Application approved

☐ Application denied

Reason:

Signature:

Date: 12/13/01

Title: Designated Property Administrator

PART V: PUBLIC WORKS DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature:

Date: 2-5-02

Title: Superintendent of STREETS.

Conting 6325

N-16

Applications and Petitions #3

An application was received from
Allan Savenor, requesting a curb
cut at the premises numbered
39 Myrtle Avenue.

In City Council February 25, 2002

ORDER ADOPTED