



City of Cambridge

Consent Communication #2

IN CITY COUNCIL

November 25, 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.

Leslie Espinoza

98 Walden Street

In City Council November 25, 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

RECEIVED BY
OFFICE OF CITY CLERK
96 OCT 24 PM 1:43
CAMBRIDGE MA.

#19961009

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

'96 JAN 18 AM 9 41



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:

1 / 18 / 96

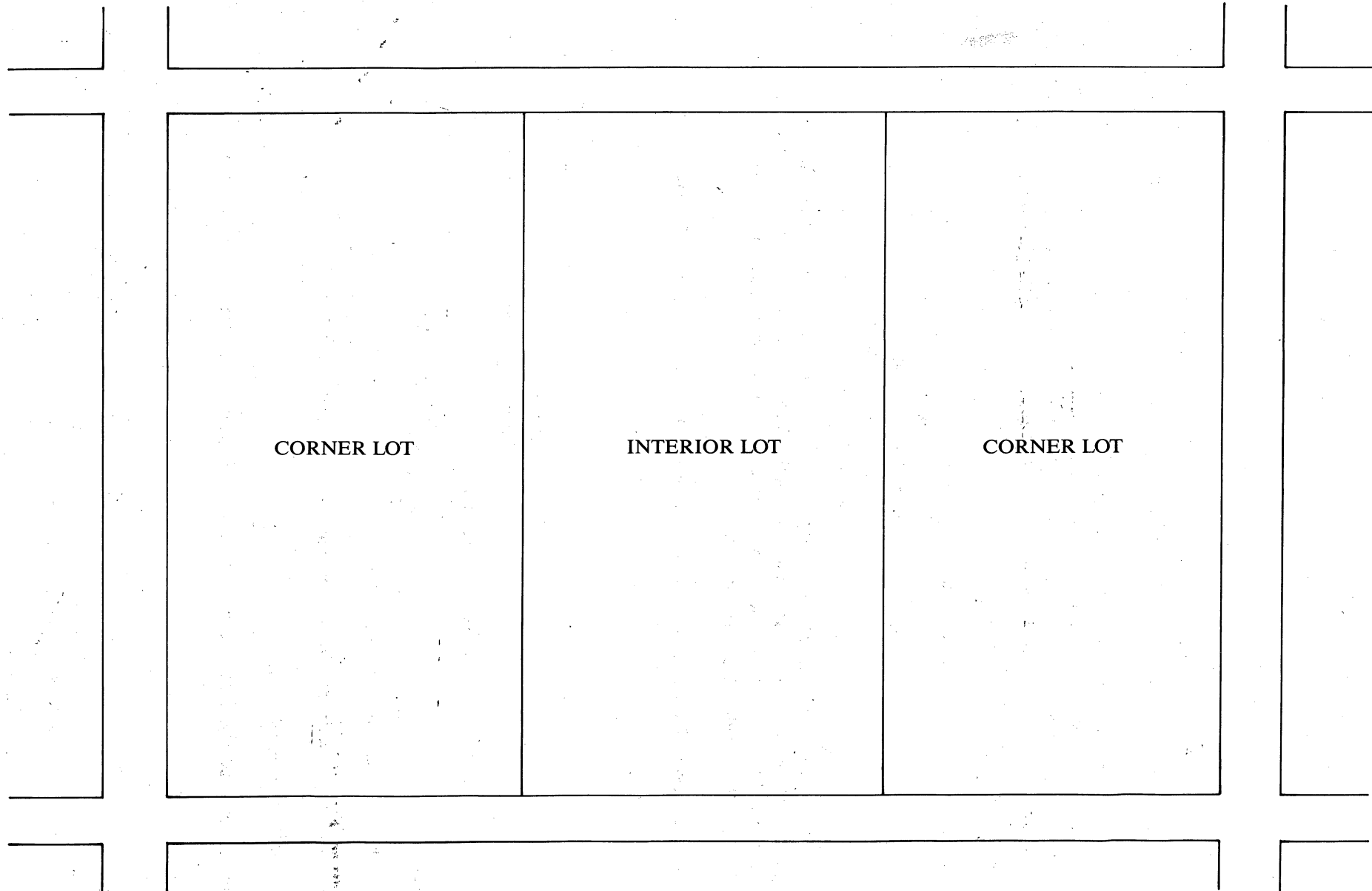
PART I:

Address of proposed curb cut or off-street parking facility: <u>98 Walden St.</u>	
Frontage: <u>74.93 ft (Walden)</u>	Block and Lot: <u>62.29 ft (Vincent)</u>
Setback (distance from building to sidewalk): <u>3 ft. to property line</u>	
Distance from proposed driveway to surrounding structures and property line:	
Dimensions of proposed driveway: <u>18 ft X 21 ft. (16 X 5)</u>	
Location of any trees, sign posts, fire hydrants, utility poles, etc., in direct vicinity of proposed driveway: <u>There is a parking sign in proposed driveway. A utility pole is 3 ft from property line, 6 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.**



SUITE 311, 265 WEDFORD ST., SOMERVILLE, MASS.

MORTGAGE INSPECTIONS INC.

Plan Reference END OF BOOK 2541

Scale: 1 in = 20 ft. Date OCTOBER 13, 1995

MA CAMBRIDGE

Location 98 WALDEN STREET



I hereby certify AND COSTELLO & LANDRIGAN
that the principal building on this plan is approximately
located on the ground as shown, and it conforms to the
dimensional setback requirements of the zoning and building
laws of the city/town of CAMBRIDGE
when constructed and to the restrictions on record.

TO THE MIDDLESEX FEDERAL SAVINGS, F.A.

Mortgage Inspection Plan

This mortgage inspection plan is for mortgage
purposes only, it is not an instrument survey.
Hence it is not to be used to establish property
lines, fences, driveways, hedgcs, etc., or to be used
for any purpose other than its original intent.

is NOT * located within the flood zone.

and to the best of our interpretation this property

dated JULY 5, 1982 has been conducted

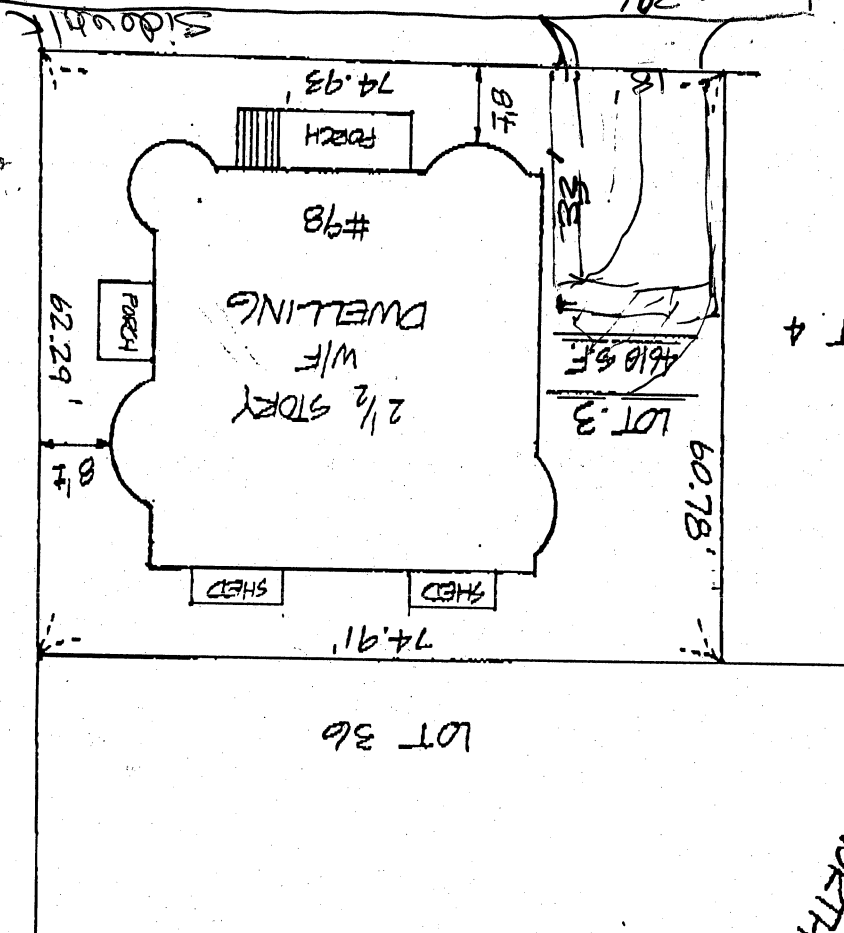
Community Parcel Number 250186 0002 B

A review of the Flood Insurance Rate Map.

* ZONE C

VINCENT STREET

WALDEN STREET



Proposed
Driveway
Curbcut

PLAN
NORTH

C
D
RKS

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 55 Mt. Pleasant St.

☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 98 WALDEN ST.

Signed: John Ryan Date: 11-7-95

Address: 55 Mt. Pleasant St., CAMBRIDGE

To Whom It May Concern:

As owner or agent of 89 WALDEN ST

☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 98 WALDEN ST.

Signed: W. J. Min Date: 11-7-95

Address: 89 WALDEN ST, CAMBRIDGE

To Whom It May Concern:

As owner or agent of 97 WALDEN

☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 98 WALDEN ST

Signed: Maureen E. Allen Date: Nov 9, 1995

Address: 97 WALDEN ST, CAMBRIDGE

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: _____

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTOR'S FORM

To Whom It May Concern:

As owner or agent of 106-108 WALDEN ST.

☐ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 98 WALDEN ST

(signed with understanding there'll be only 2 parking places)

Signed: Sharon B. Richter Date: 11/18/95

Address: 98 WALDEN ST, CAMBRIDGE

To Whom It May Concern:

As owner or agent of 45 MT PLEASANT ST.

☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 98 WALDEN ST

Signed: Frank Buehler Date: DECEMBER 17, 1995

Address: 45 MT PLEASANT ST, CAMBRIDGE

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: _____

Dallas Perkins, Jr.
186 Elm St.
Cambridge, MA 02140
617-625-4662
&
Leslie Espinoza
10 Marie Avenue
Cambridge, MA 02139
617-354-1483

Ms. Inez Stanford
19 Vincent Street
Cambridge, MA 02140
December 20, 1995

Dear Ms. Stanford:

We recently bought the house next door, at 98 Walden Street, from Rebecca Marchando.

We are applying for a curb cut on Walden Street so that we may put in a driveway. The driveway would not be very near your house, but we are required to seek the agreement of all neighboring property owners.

I have attempted to telephone you on several occasions; perhaps I have the wrong number. In any event, we shall very much appreciate it if you would sign the enclosed form and return it in the enclosed envelope. We would be delighted to discuss the driveway and our other plans for the house: feel free to telephone either of us.

Thank you very much for your cooperation in this matter.

Wishing you a joyous holiday season, I am

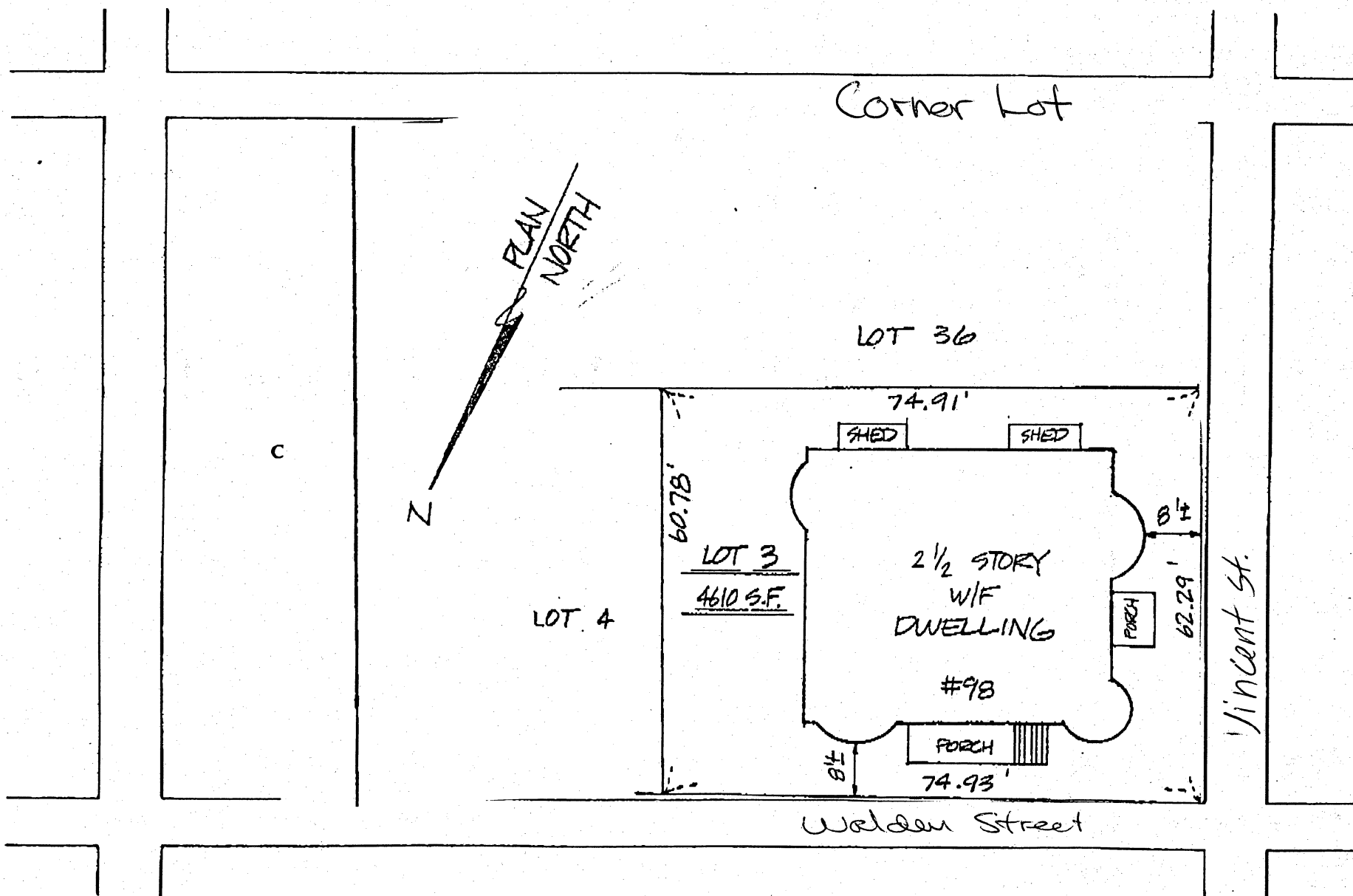
Sincerely yours,

Dallas Perkins, Jr.

Sent Registered mail / Receipt requested

DRAWING I:

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





RECEIVED BY
OFFICE OF CITY CLERK

96 OCT 28 PM 12:04

CAMBRIDGE MA.

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

DONNA P. LOPEZ
DEPUTY CITY CLERK

October 18, 1996

Dear Neighborhood Representative:

This office is in receipt of a copy of a petition from Leslie Espinoza requesting *a new curb cut at the premises numbered 98 Walden 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: Mary Jane Kornacki - Neighborhood Nine Association

hereby ☐ approve ☐ disapprove of said driveway petition. *Neither approve or disapprove*

Comments: *matter would need to be discussed at next association meeting scheduled for Nov 14.*

Signature of authorized association representative *Mary Jane Kornacki*

Daytime telephone no. *354-7983*

cc: Petitioner

We welcome petitioner to present at meeting of her she desires.

CITY HALL, 795 MASSACHUSETTS AVENUE CAMBRIDGE, MASSACHUSETTS 02139

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Thank you for your cooperation.

Sincerely yours,

D. Margaret Drury
City Clerk

Name of Neighborhood Association: Mary Jane Kornacki - Neighborhood Nine Association

hereby _____ approve _____ disapprove of said driveway petition.

Comments: _____

Signature of authorized association representative _____

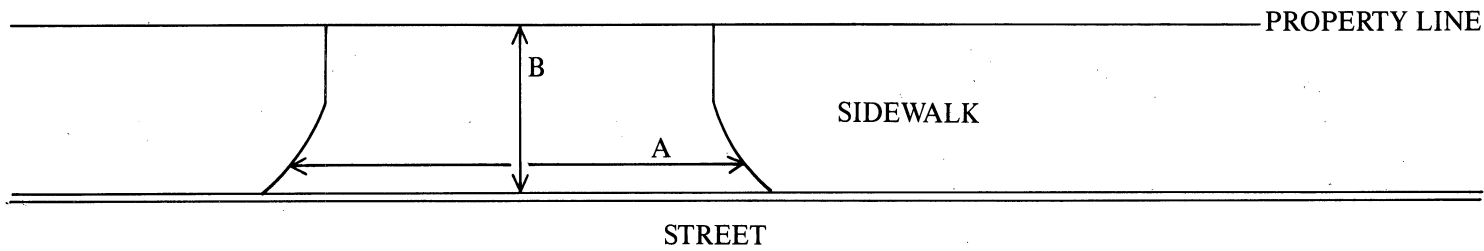
Daytime telephone no. _____

cc: Petitioner

DRAWING 2:

SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE

CITY OF CAMBRIDGE



$A = 21 \text{ FT.} \div 3 = 7 \text{ YARDS}$

$B = 5\frac{1}{3} \text{ FT.} \div 3 = 1.78 \text{ YARDS}$

$A \times B = 12\frac{1}{2} \text{ SQUARE YARDS}$

COST ESTIMATE:

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

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

CONCRETE: $12\frac{1}{2}$ SQUARE YARDS $\times$ \$40/SQUARE YARD = \$ 500

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: [Signature]

Date: 1-18-96

Address: 10 Maria Ave, Cambridge

DALLAS PERKINS
625-4662

Funds Received: \$ _____

Check Number: _____

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE

PART II: INSPECTIONAL SERVICES DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

B2A 7257

Signature:

[Handwritten Signature]

Date:

10/16/96

Title:

ZONING

PART III: TRAFFIC AND PARKING DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature:

[Handwritten Signature]

Date:

10/18/96

Title:

DEPT. TRAFFIC DEPT.

PART IV: HISTORICAL COMMISSION

☒ Application approved

☐ Application denied

Reason:

Signature:

[Handwritten Signature]

Date:

10-18-96

Title:

EXDCH

PART V: PUBLIC WORKS DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature:

[Handwritten Signature]

Date:

10-23-96

Title:

SUPV. of Streets

Consent Communication #2

H-177

Petition was received from Leslie Espinoza
requesting a curb cut at the premises numbered
98 Walden Street.

In City Council November 25, 1996

ORDER ADOPTED