

#05012000

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE



00 MAY 5 PM 2

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:

4 / 30 / 00

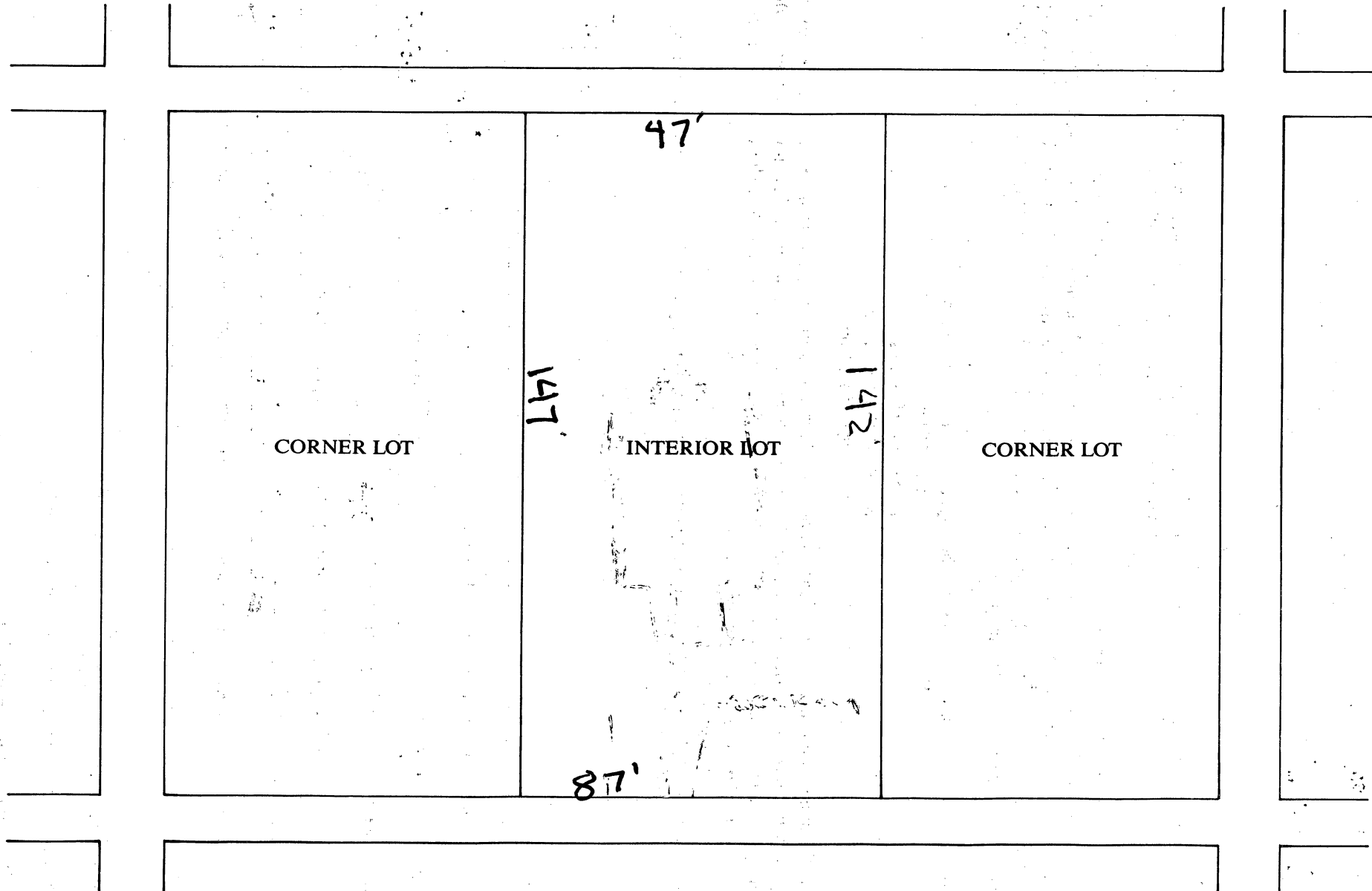
PART I:

Address of proposed curb cut or off-street parking facility:		60 Raymond St
Frontage:	87	Block and Lot: Lot 13A + 14A
Setback (distance from building to sidewalk):		24
Distance from proposed driveway to surrounding structures and property line:		16' To side property line
Dimensions of proposed driveway:		20' 20' TOTAL - 12' Existing - Add 8'
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 included

DRAWING 1:

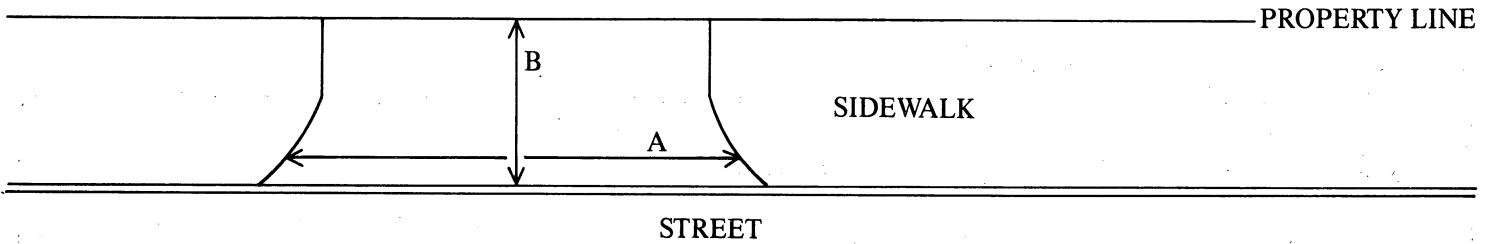
PLEASE INDICATE LOCATION OF HOUSE AND DRIVEWAY.
BE SURE TO GIVE DIMENSIONS OF LOT.



DRAWING 2:

SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE

CITY OF CAMBRIDGE



A = 34 FT. $\div$ 3 = 11.3 YARDS

B = 23 FT. $\div$ 3 = 7.6 YARDS

A $\times$ B = 85.9 SQUARE YARDS

COST ESTIMATE:

Follow City Spec's ~~but~~ Please pick up when ALL PAVING material set in Blue Stone DUST, compacted concrete Brick from IDEAL Brick, look like Paver, cobblestone, edged with Granite Stone-wall Actual Est. \$6508.00

BRICK: 6 SQUARE YARDS $\times$ \$70/SQUARE YARD = \$420.

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

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

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

apply for Street open Permit.

Work to be done by private Contractor
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]* *708-576-3055* Date: _____

Address: *60 Raymond St. CAMB. 02146*

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:

NO FRONT YARD PKG

6/19/00

PART III: TRAFFIC AND PARKING DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature:

Date:

Title:

Sup E Clippin
Director TP&T

6/19/00

PART IV: HISTORICAL COMMISSION

☒ Application approved

☐ Application denied

Reason:

Signature:

Date:

Title:

No jurisdiction
Sarah C. Burles
Designated Property Administrator

6/19/00

PART V: PUBLIC WORKS DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature:

Date:

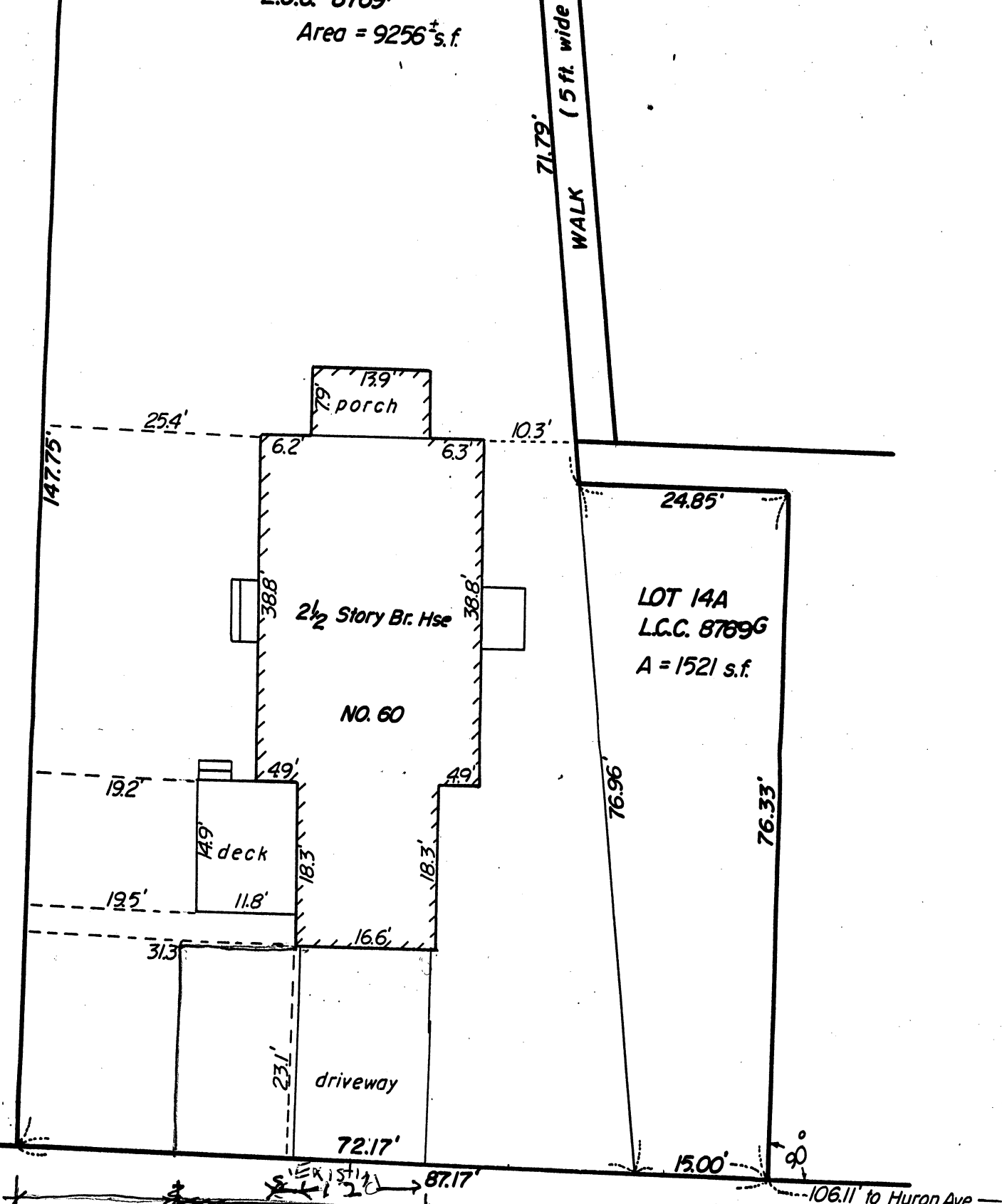
Title:

Superintendent of Street Pending Traffic Review

6/19/00

Control # 6280

Area = 9256[±] s.f.



RAYMOND

Application to add 8' of curb cut to existing 12'
STREET

CES:
th Registry of Deeds
9F - Lot 13A
9G - Lot 14A

PLOT PLAN

60 RAYMOND ST.



City of Cambridge

Applications and Petitions #6

IN CITY COUNCIL

July 31, 2000

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.

Nelson Gore

60 Raymond Street

In City Council July 31, 2000.

Adopted by the affirmative vote of nine members.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

D. Margaret Drury

ATTEST:-

D. Margaret Drury
City Clerk

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'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:

Elisabeth Moncrieff

Date:

4/8/2000

Address:

11 Gray Gardens East

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:

Sabine Tardieu

Date:

4/8/2000

Address:

1 Gray Gardens East

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:

Mary Jo D'Good

Date:

4/14/2000

Address:

77 Raymond St.

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
ABUTTOR'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: Elisabeth Moncrieff Date: 4/8/2000

Address: 11 Gray Gardens East

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: Sabine Tabiden Date: 4/8/2000

Address: 1 Gray Gardens East

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: Mary Jo O'Good Date: 4/14/2000

Address: 77 Raymond St.

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 7+9 Gray Gardens East,

☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 60 Raymond St

Signed: M. J. [Signature]

Date: 4/24/00

Address: 9 Gray Gardens East

* Ann Wyman of 72 Raymond St. would disapprove this app.

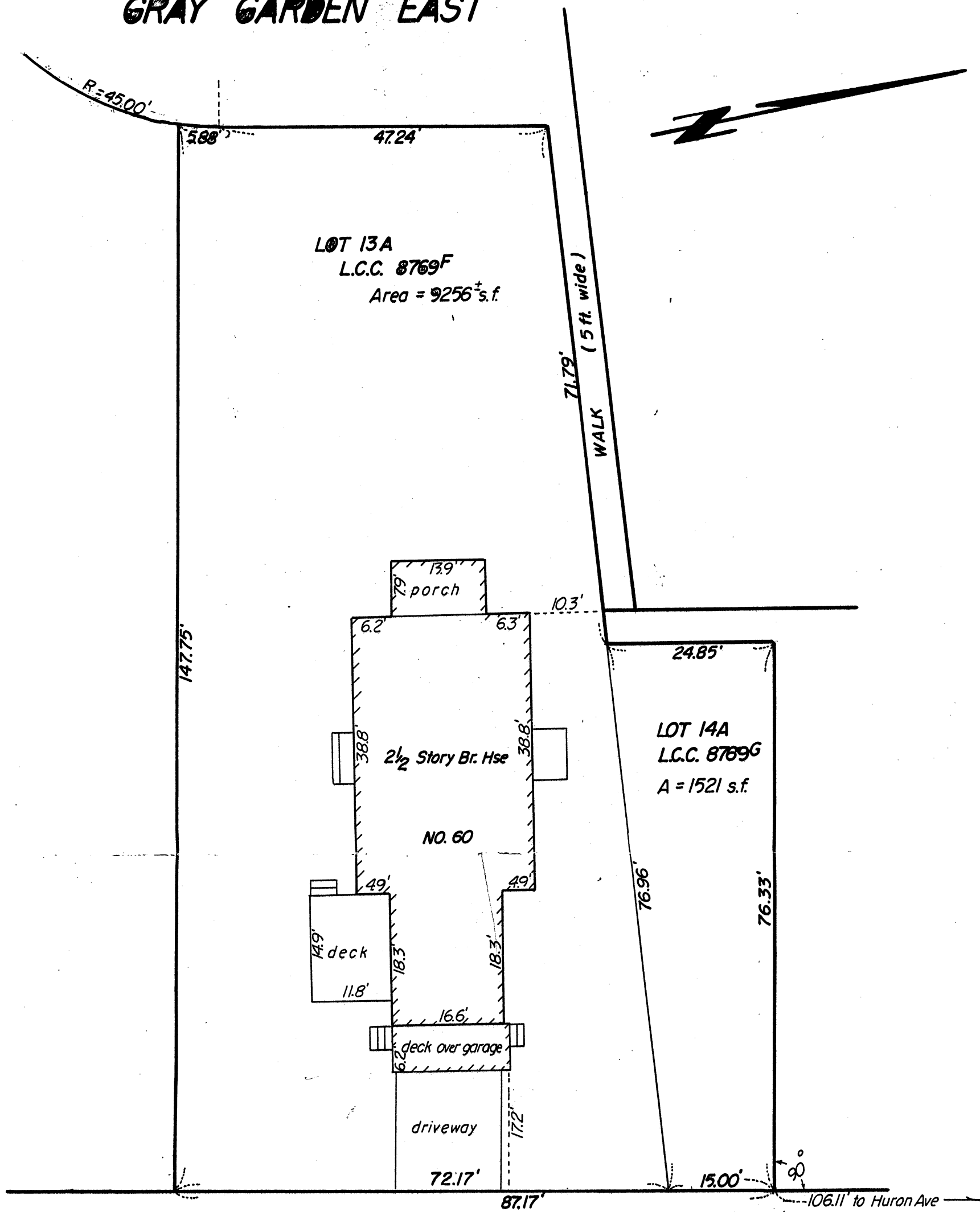
Applications and Petitions #6 H 98

An application was received from
Nelson Gore, requesting a curb
cut at the premises numbered
60 Raymond Street.

In City Council July 31, 2000

ORDER ADOPTED

GRAY GARDEN EAST



RAYMOND

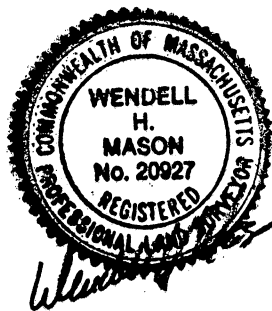
STREET

PROPERTY REFERENCES:

Middlesex South Registry of Deeds
L.C.C. 8769F - Lot 13A
L.C.C. 8769G - Lot 14A

I certify that this is a true plot plan
based on field survey on Nov. 23, 1998, and
plans and deed of record.

Wendell H. Mason



PLOT PLAN

60 RAYMOND ST.

CAMBRIDGE, MASS.

SCALE: 1" = 16'

NOV. 27, 1998

W. H. MASON
122 ESSEX ST.

PROF. LAND SURVEYOR
BEVERLY, MA 01915

June 8, 2000

Neighborhood Nine Association
c/o Winifred Carfagno
340 Concord Avenue
Cambridge, MA 02138

City Council
City Hall
Cambridge, MA 02139

Dear City Council Members:

On June 8, 2000, Neighborhood Nine Association met to consider Nelson Gore's request for a curb cut extension at his 60 Raymond Street property. In discussing the petition, we heard comments from Mr. Gore, many of his neighbors, and various Association members.

It was the majority opinion that we should support Mr. Gore's request to extend his existing curb cut by an additional eight (8) feet. In accordance with this opinion, we do support his request with one provision: if Mr. Gore decides to remove the existing City-owned linden tree, he should be required to follow through on his offer to absorb the cost of its replacement with four (4) mature dogwood trees.

The large linden tree that would have to be removed to make way for the curb cut proved to be the primary area of concern for neighbors. On the one hand, some neighbors, including two knowledgeable conservationists, feel the tree is a healthy tree, that simply needs fertilizer and pruning and does not deserve to be taken down. On the other hand, various neighbors thought the tree misshapen and homely and said they would not miss its presence.

It is the opinion of Neighborhood Nine Association that this seems to be a healthy, mature City-owned tree that would remain standing were it not for the curb cut. Mr. Gore assured everyone that if he was allowed to extend the curb cut and remove the tree, he would be willing to replace it – at his expense – with four (4) mature dogwoods, which he will space across his property's street frontage. We think this is the best solution for a difficult situation. We hope all neighbors will regard it as a fair and equitable solution and that Mr. Gore's gesture will help alleviate concerns expressed by neighbors who are opposed to the removal of a healthy tree.

We appreciate the opportunity to express our views and hope you will include our recommendation in your decision.

Sincerely,



Stephen Coren
Winnie Carfagno
Co-Chairs, Neighborhood Nine Association
Sacoren@aol.com
wcarfagno@bkb.com



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

May 10, 2000

Dear Neighborhood Representative:

This office is in receipt of a copy of an application from Nelson Gore, requesting a curb cut *at the premises numbered 60 Raymond 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

Name of Neighborhood Association: Bellis Circle Association – Tea Lahti

hereby _____ approve _____ disapprove of said driveway petition.

Comments: _____

Signature of authorized association representative _____

Daytime telephone no. _____

cc: Petitioner

June 8, 2000

Neighborhood Nine Association
c/o Winifred Carfagno
340 Concord Avenue
Cambridge, MA 02138

City Council
City Hall
Cambridge, MA 02139

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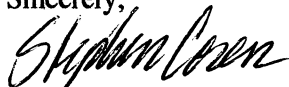
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We appreciate the opportunity to express our views and hope you will include our recommendation in your decision.

Sincerely,



Stephen Coren
Winnie Carfagno
Co-Chairs, Neighborhood Nine Association
Sacoren@aol.com
wcarfagno@bkb.com



OFFICE OF THE CITY CLERK JUN 13 A 10:46

CITY OF CAMBRIDGE

(617) 349-4260

FAX (617) 349-4307

tty/TDD (617) 492-0235

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

May 10, 2000

Dear Neighborhood Representative:

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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: Neighborhood 9 Association - Mary Jane Kornacki

hereby X approve _____ disapprove of said driveway petition.

Comments: See attached

Signature of authorized association representative

Stephen Brown

Daytime telephone no. 781-266-5000

cc: Petitioner



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260

FAX (617) 349-4307

tty/TDD (617) 492-0235

2000 MAY 22 A 3:58

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

May 10, 2000

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Thank you for your cooperation.

Sincerely yours,

D. Margaret Drury
D. Margaret Drury
City Clerk

Name of Neighborhood Association: Neighborhood Nine Association - Winifred Carfagno

hereby _____ approve ☒ disapprove of said driveway petition.

Comments: WE WOULD LIKE AN EXTENSION OF 7 DAYS

Signature of authorized association representative: Winifred Carfagno

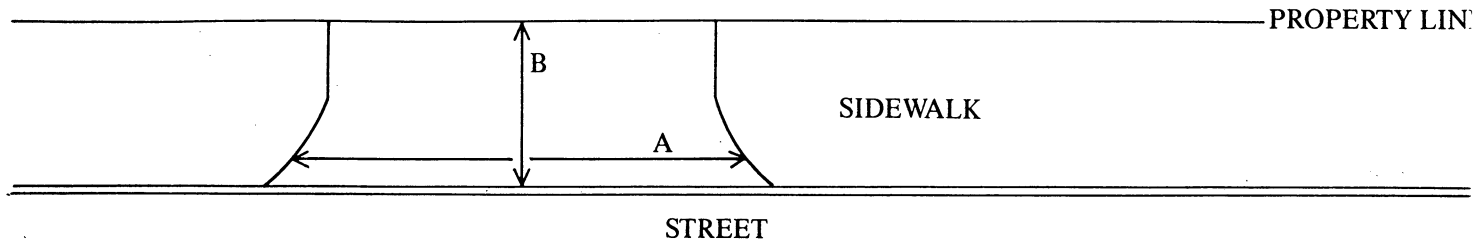
Daytime telephone no. 617-434-2098

cc: Petitioner

DRAWING 2:

SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE

CITY OF CAMBRIDGE



$$A = \underline{34} \text{ FT.} \div 3 = \underline{11.3} \text{ YARDS}$$

$$B = \underline{23} \text{ FT.} \div 3 = \underline{7.6} \text{ YARDS}$$

$$A \times B = \underline{85.9} \text{ SQUARE YARDS}$$

COST ESTIMATE:

BRICK: 6 SQUARE YARDS $\times$ \$70/SQUARE YARD = \$6,120.

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

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

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

Follow City Spec's ~~1/4"~~ Please pick up when

ALL PAVING MATERIAL SET IN BLUE-BONE DUST, compacted concrete
Brick from IDEAL Brick, Look Like Paver Gray cobblestone, edged with
Granite stone-work Actual Est. \$6500.00

apply for Street open
Permit.

Work to be done by private Contractor
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] 781-576-3055 Date: _____

Address: 60 Raymond St. CAMB. 02140

Funds Received: \$_____

Check Number: _____



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

May 10, 2000

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D. Margaret Drury
City Clerk

Name of Neighborhood Association: Bellis Circle Association - Tea Lahti

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Comments: _____

Signature of authorized association representative _____

Daytime telephone no. _____

cc: Petitioner

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

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As owner or agent of _____

☒ approval

Cambridge, Massachusetts, I do hereby declare

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of the installment of:

Off-Street Parking Facility located at _____

Signed: _____

Elisabeth Moncrieff

Date: _____

4/8/2000

Address: _____

11 Gray Gardens East

To Whom It May Concern:

As owner or agent of _____

☒ approval

Cambridge, Massachusetts, I do hereby declare

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of the installment of:

Off-Street Parking Facility located at _____

Signed: _____

Sabine Tabidze

Date: _____

4/8/2000

Address: _____

1 Gray Gardens East

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: _____

Mary Jo O'Good

Date: _____

4/14/2000

Address: _____

77 Raymond St.

Applications and Petitions #6 H 98

An application was received from
Nelson Gore, requesting a curb
cut at the premises numbered
60 Raymond Street.

In City Council July 31, 2000

ORDER ADOPTED