



City of Cambridge

Applications and Petitions #2

IN CITY COUNCIL

June 18, 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.

Gwendolyn Noyes,
Oaktree Development

369 Franklin Street

In City Council June 18, 2001.

Adopted by the affirmative vote of eight 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



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

April 23, 2001

Dear Neighborhood Representative:

This office is in receipt of a copy of an application from Gwendolyn Noyes, Oaktree Development, requesting a curb cut and discontinuing two existing curb cuts *at the premises numbered 369 Franklin 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

Riverside Neighborhood Crime Watch - Vicki Boulrice

hereby _____ approve _____ disapprove of said driveway petition.

Comments: _____

Signature of authorized association representative _____

Daytime telephone no. _____

cc: Petitioner



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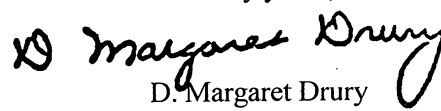
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Thank you for your cooperation.

Sincerely yours,


D. Margaret Drury
City Clerk

Riverside Community Network - Mary Nichols

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Comments: _____

Signature of authorized association representative _____

Daytime telephone no. _____

cc: Petitioner

CITY HALL, 795 MASSACHUSETTS AVENUE CAMBRIDGE, MASSACHUSETTS 02139



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Thank you for your cooperation.

Sincerely yours,


D. Margaret Drury
City Clerk

Putnam Gardens Tenant Council - Lois Jones

hereby _____ approve _____ disapprove of said driveway petition.

Comments: _____

Signature of authorized association representative _____

Daytime telephone no. _____

cc: Petitioner



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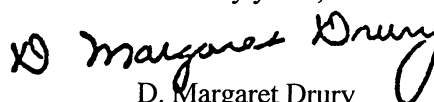
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D. Margaret Drury
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River-Howard Tenant Council - Rosa Haynes

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Daytime telephone no. _____

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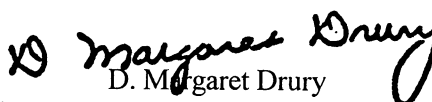
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Thank you for your cooperation.

Sincerely yours,


D. Margaret Drury
City Clerk

Cambridge Community Center - Executive Director

hereby _____ approve _____ disapprove of said driveway petition.

Comments: _____

Signature of authorized association representative _____

Daytime telephone no. _____

cc: Petitioner

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Sincerely yours,


D. Margaret Drury
City Clerk

King Community School - Carol Hill

hereby _____ approve _____ disapprove of said driveway petition.

Comments: _____

Signature of authorized association representative _____

Daytime telephone no. _____

cc: Petitioner

2

#04012001

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS



2001 JUN -6 A 10: 27

CITY OF CAMBRIDGE

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Control # 6306

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 /13 /01

PART I:

Address of proposed curb cut or off-street parking facility: 369 FRANKLIN ST	
Frontage: 103.15'	Block and Lot: ASSESSOR'S MAP 119, LOTS 58, 59 & 60
Setback (distance from building to sidewalk): 10'	
Distance from proposed driveway to surrounding structures and property line: 3' FROM PROP. LINE - 23.5' FROM NEIGHBOR'S BLDG.	
Dimensions of proposed driveway: 15' x 35' (TO GARAGE DOOR - DOWN RAMP)	
Location of any trees, sign posts, fire hydrants, utility poles, etc., in direct vicinity of proposed driveway: NONE	

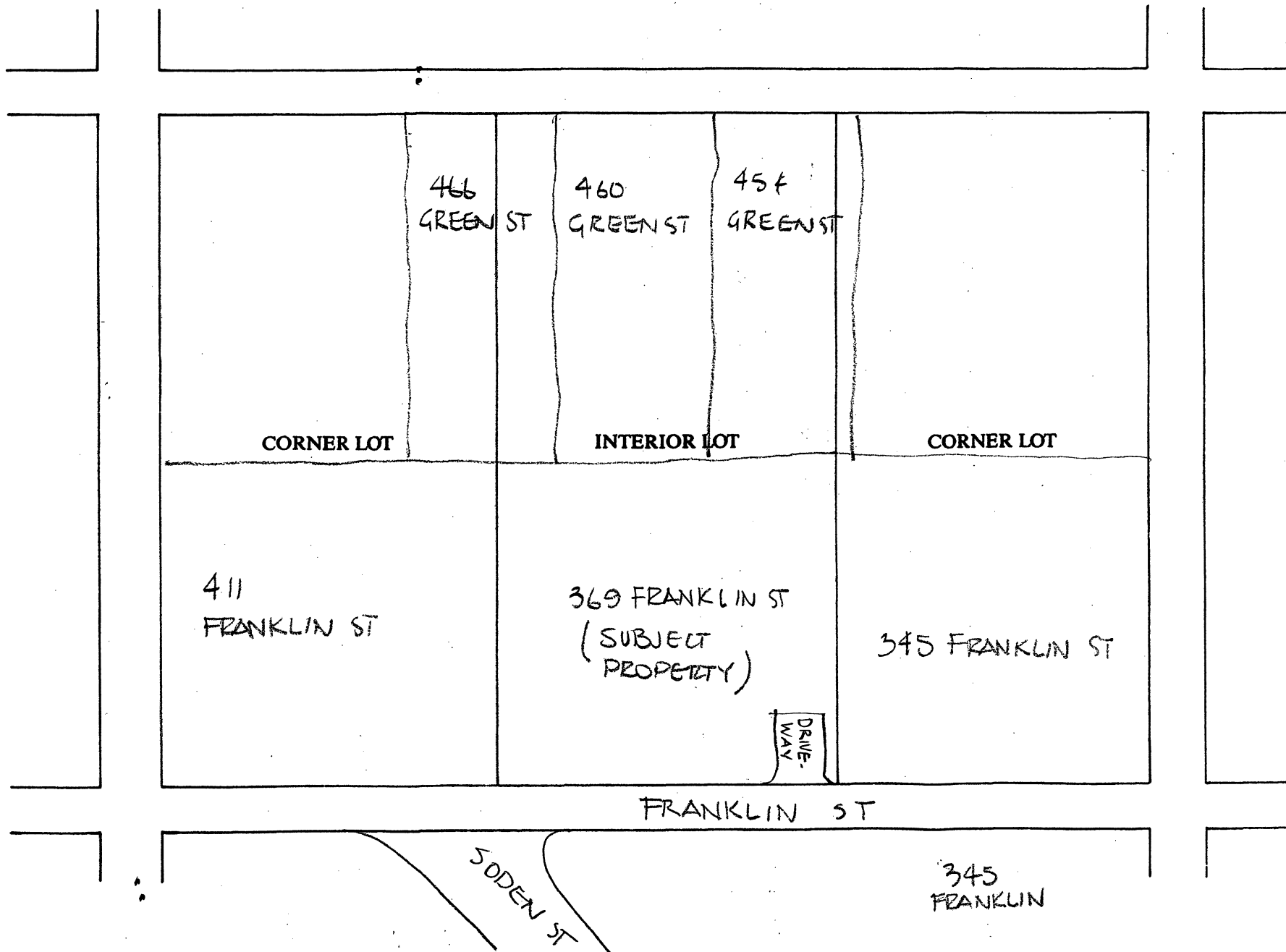
DISCONTINUING TWO (2) EXISTING CURB CUTS. (MOVING ONE OF 2)

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

DRAWING 1:

4.13.01

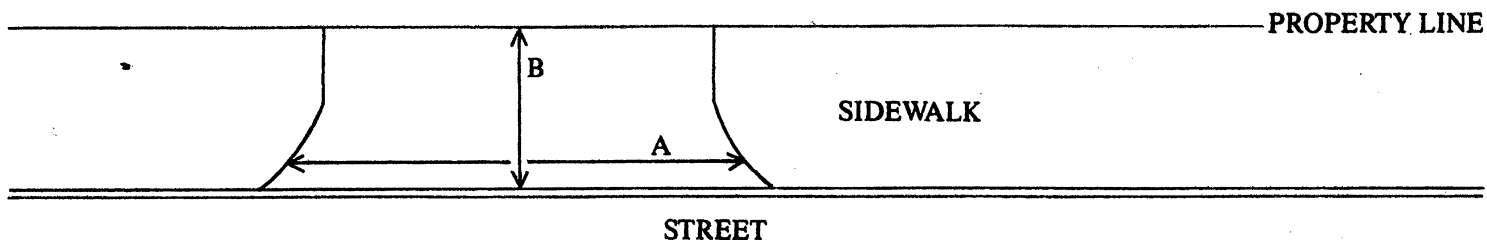
PLEASE INDICATE LOCATION OF HOUSE AND DRIVEWAY.
BE SURE TO GIVE DIMENSIONS OF LOT.



DRAWING 2:

SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE

CITY OF CAMBRIDGE



$$A = \frac{16.5'}{3} = 5.5 \text{ YARDS}$$

$$B = \frac{5'}{3} = 1.7 \text{ YARDS}$$

$$A \times B = 9.35 \text{ SQUARE YARDS}$$

COST ESTIMATE:

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

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

CONCRETE: 9.35 SQUARE YARDS $\times$ \$40/SQUARE YARD = \$ 374.

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: Gundam Dwyer (617.491.9100) Date: 4.13.01

Address: 40 OAKTREE DEVELOPMENT 129 MT AUBURN ST, CAMBRIDGE, MA 02138

Funds Received: \$ N/A

Check Number: _____

Installation is OWNER's Responsibility.

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of Unit #3 at 454 Green St,

☒ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at 369 Franklin St.

Signed: [Signature] Date: 3/9/01

Address: 454 Green St., #3

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 460 & 466 Green St,

☒ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at 369 Franklin St.

Signed: [Signature] For First Come Realty Corp. Date: 3/12/2001

Address: 901 Massachusetts Ave. Camb, Mass.

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of

411 Franklin St.



approval



disapproval

Cambridge, Massachusetts, I do hereby declare

of the installment of:

Off-Street Parking Facility located at

369 Franklin St.

Signed:

Mary E. Collins, For Franklin Street Associates

Date:

3/8/01

Address:

411 Franklin St., G-6, Cambridge, MA 02139

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 348 Franklin St.

☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 369 Franklin St.

Signed: French Condo Trust Date: 3/30/01
by C.H.R. Condo. Mgt
by Lou Takaske, Agent
Address: 280 Lincoln Street, Allston, MA 02134

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of

454 Green St. #1

☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at

369 Franklin St.

Signed:

Jim Scher

Date:

3/3/01

Address:

454 Green St #1

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTOR'S FORM

To Whom It May Concern:

As owner or agent of #2 - 454 Green St.,

☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 369 Franklin St.

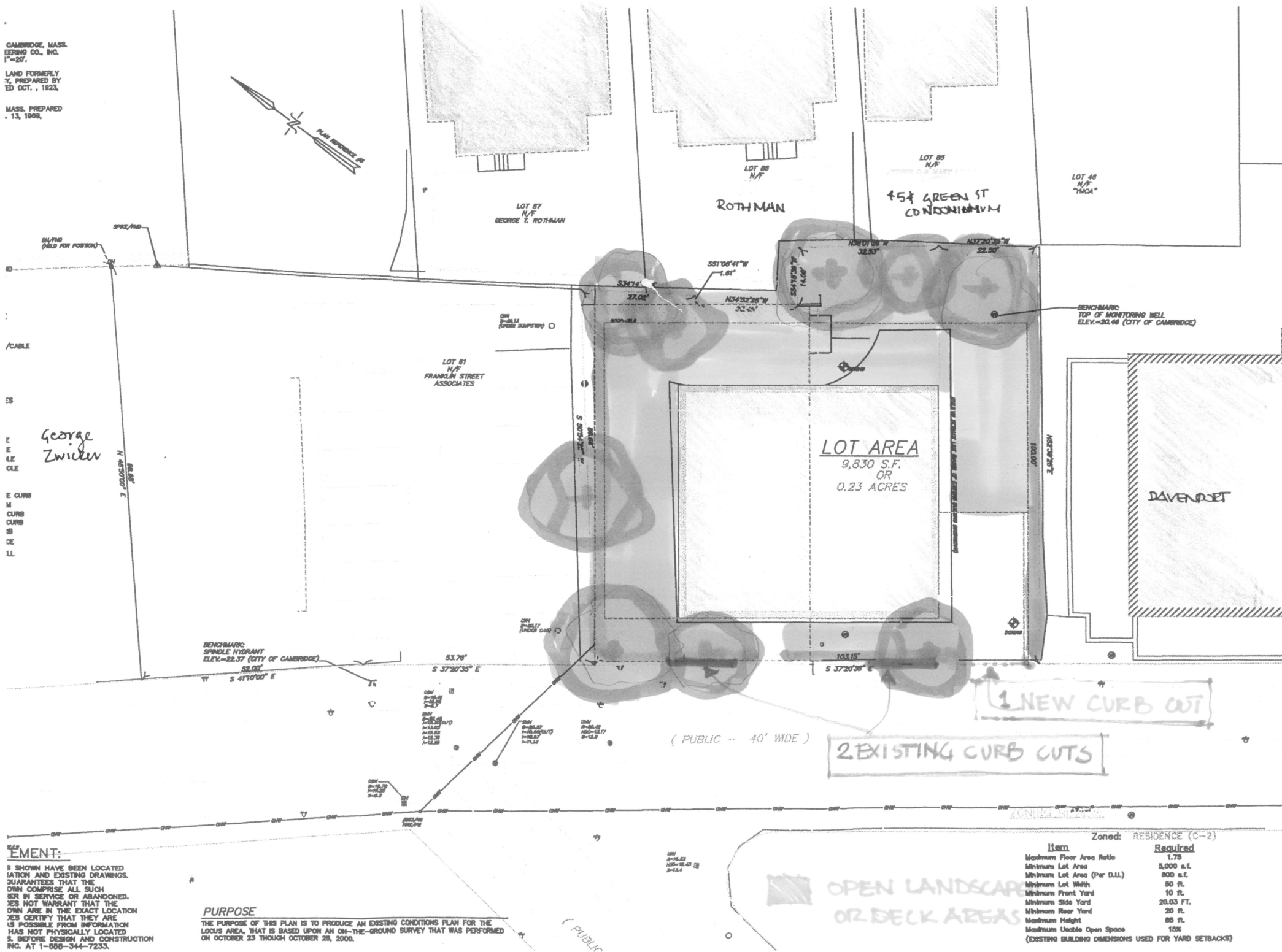
Signed: Kathryn Kueland Date: 3/3/01

Address: 454 Green Street #2, Cambridge, MA

CAMBRIDGE, MASS.
ENGINEERING CO., INC.
1"=20'

LAND FORMERLY
T, PREPARED BY
ED OCT., 1923.

MASS. PREPARED
- 13, 1998,



ELEMENT:

AS SHOWN HAVE BEEN LOCATED
LOCATION AND EXISTING DRAWINGS.
GUARANTEES THAT THE
OWN COMPRISE ALL SUCH
SER IN SERVICE OR ABANDONED.
YES NOT WARRANT THAT THE
OWN ARE IN THE EXACT LOCATION
YES CERTIFY THAT THEY ARE
AS POSSIBLE FROM INFORMATION
HAS NOT PHYSICALLY LOCATED
S. BEFORE DESIGN AND CONSTRUCTION
INC. AT 1-866-344-7233.

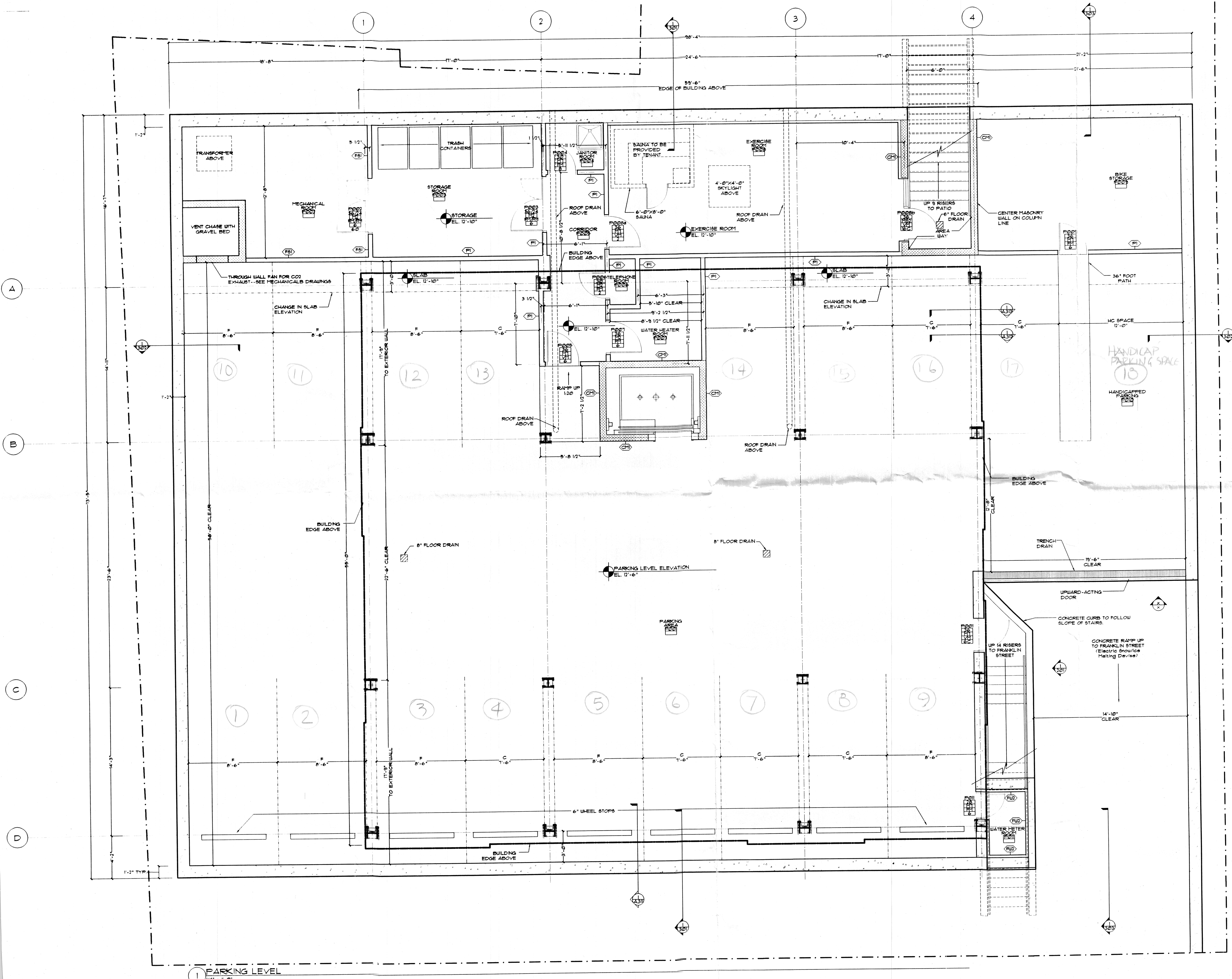
PURPOSE

THE PURPOSE OF THIS PLAN IS TO PRODUCE AN EXISTING CONDITIONS PLAN FOR THE
LOCUS AREA, THAT IS BASED UPON AN ON-THE-GROUND SURVEY THAT WAS PERFORMED
ON OCTOBER 23 THROUGH OCTOBER 25, 2000.

Zoned: RESIDENCE (C-2)	
Item	Required
Maximum Floor Area Ratio	1.75
Minimum Lot Area	5,000 s.f.
Minimum Lot Area (Per D.U.)	800 s.f.
Minimum Lot Width	50 ft.
Minimum Front Yard	10 ft.
Minimum Side Yard	20.03 FT.
Minimum Rear Yard	20 ft.
Maximum Height	35 ft.
Maximum Usable Open Space	15%
(EXISTING BUILDING DIMENSIONS USED FOR YARD SETBACKS)	



Notes:



369 Franklin Street Cambridge, Massachusetts

Oaktree Development
129 Mt. Auburn Street
Cambridge, MA 02138
617.491.9100

MAJ Maugel Architects Inc.
30 Domino Drive, Suite B
Concord, MA 01742
978.371.0553

Project #:
Date: April 20, 2001
Scale:
Revised: 1/4"=1'-0"
Permit: April 20, 2001

PARKING PLAN

DRAFT
ISSUED FOR BUILDING PERMIT

18 UNITS

Drawing Title:
Parking Floor Plan

Drawing No.

A.101

Maugel Architects, Inc.

NOTES

- 1.) SURVEY TAKEN FROM PLAN ENTITLED "SITE DEVELOPMENT PLANS AT No. 363 FRANKLIN STREET IN CAMBRIDGE MA." DATED DECEMBER 26, 2000 AND PREPARED BY DAYLOR CONSULTING GROUP INC.
- 2.) PROPERTY REFERS TO CAMBRIDGE ASSESSOR'S MAP 119, LOTS 58, 59 & 60.
- 3.) ELEVATIONS REFER TO CITY OF CAMBRIDGE BASE.

H.W.MOORE ASSOCIATES, INC.
CIVIL ENGINEERS & PLANNERS
112 SHAWMUT AVENUE
BOSTON, MA 02118
TEL. 617-357-8145 FAX 617-357-9495
Email: mail@hwmoores.com

Keyplan:



369 Franklin Street

Cambridge, Massachusetts

Oaktree Development
129 Mt. Auburn Street
Cambridge, MA 02138
Phone: (617) 491-9100

MAI Maugel Architects Inc.
30 Domino Drive, Suite B
Concord, MA 01742
Phone: (978) 371-0553

Project #:

Scale: 1"=10'
Date: 3/19/01

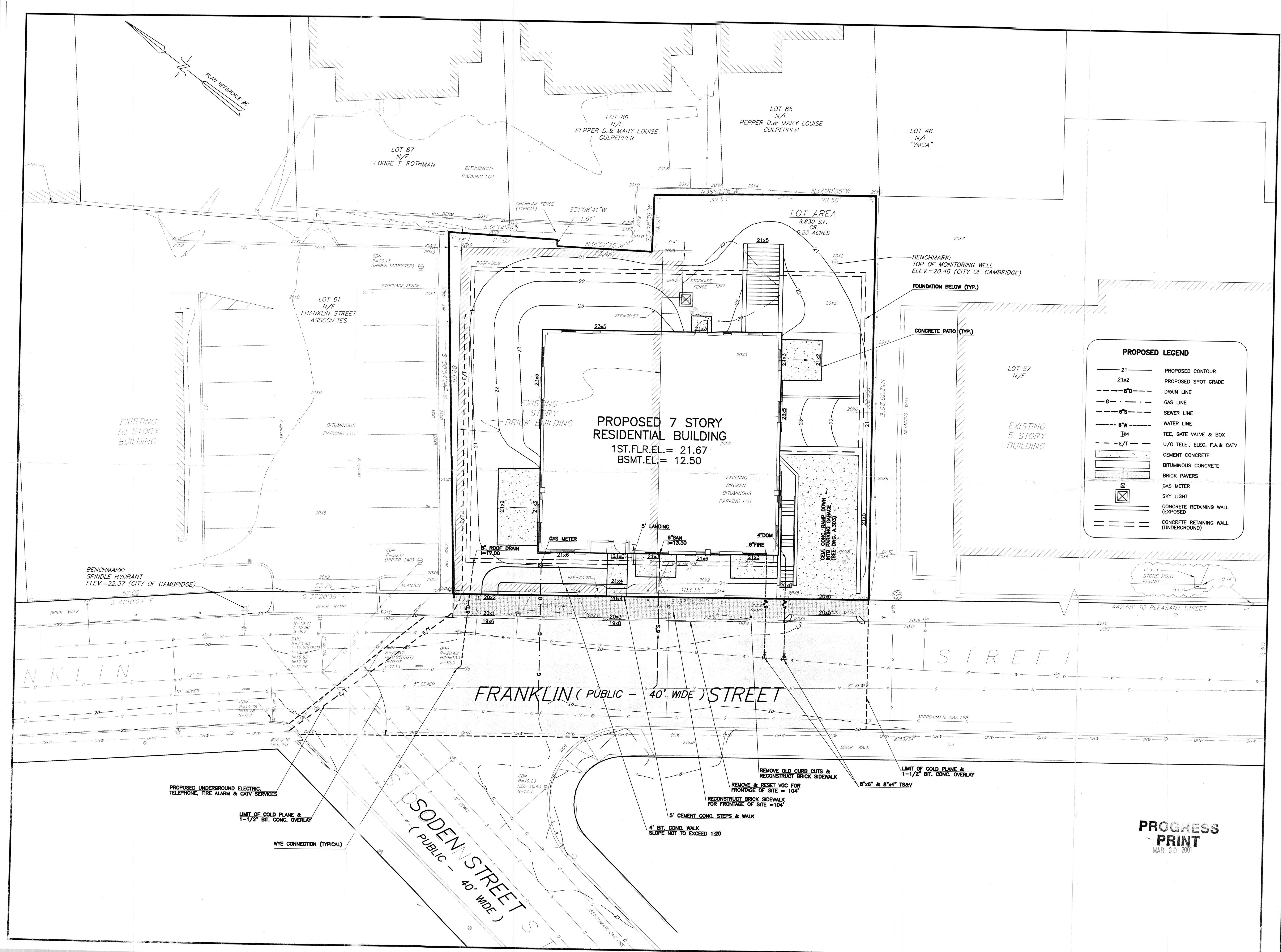
Revised:

Drawing Title:

SITE PLAN

Drawing No.

C-2



APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE

PART II: INSPECTIONAL SERVICES DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature:

Date:

Title:

ZONING

PART III: TRAFFIC AND PARKING DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature:

Date:

Title:

TRAFFIC ENGINEER

PART IV: HISTORICAL COMMISSION

☒ Application approved

☐ Application denied

Reason:

Signature:

Date:

Title:

Executive Director

PART V: PUBLIC WORKS DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

OWNERS will install curb cut themselves

Signature:

Date:

Title:

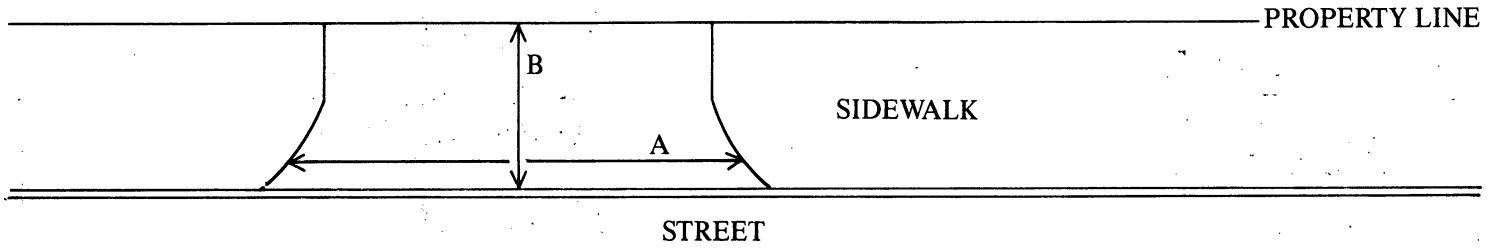
Superintendent of Streets & Sidewalks

Control # 6306

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: _____ Date: _____

Address: _____

Funds Received: \$ _____

Check Number: _____

77H

Applications & Petitions #2

An application was received from Gwendolyn Noyes, Oaktree Development, requesting a curb cut and discontinuing two existing curb cuts at the premises numbered 369 Franklin Street; said petition has received approval from Inspectional Services, Historical, Public Works, Traffic, Parking and Transportation and abutters approval. No response has been received from neighborhood associations.

In City Council June 18, 2001

ORDER ADOPTED