

01/22/2009

#6446

4

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
CITY OF CAMBRIDGE
2009 JAN 27 PM 2:13



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 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 lots, 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 chose 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 12 / 09 / 08

PART I-

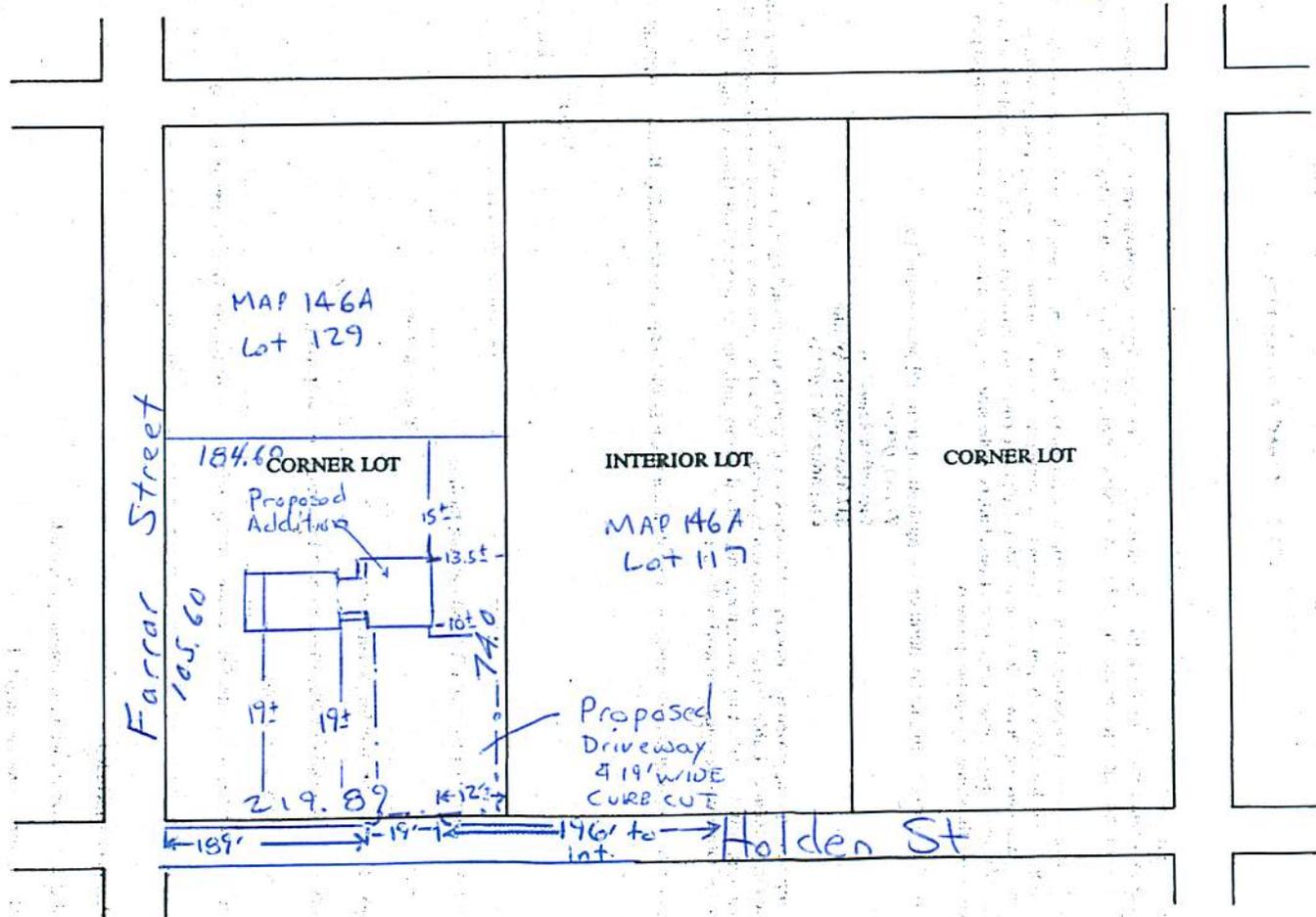
Address of proposed curb cut or off-street parking facility: <u>41 Holden Street Cambridge, MA 02139</u>	
Frontage: <u>219.89 feet</u>	Block and Lot: <u>146A Lot 130</u>
Setback (distance from building to sidewalk): <u>21.3 feet at curb cut/driveway</u>	
Distance from proposed driveway to surrounding structures and property line: <u>22.6 feet to structure and 1.45 feet to property line</u>	
Dimensions of proposed driveway: <u>19.6 feet by 29.6 feet</u>	
Location of any - trees, sign posts, fire hydrants, utility poles, etc., in direct vicinity of proposed driveway: <u>See attached Plan</u>	

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

2009 MAR 10 P 2:48
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

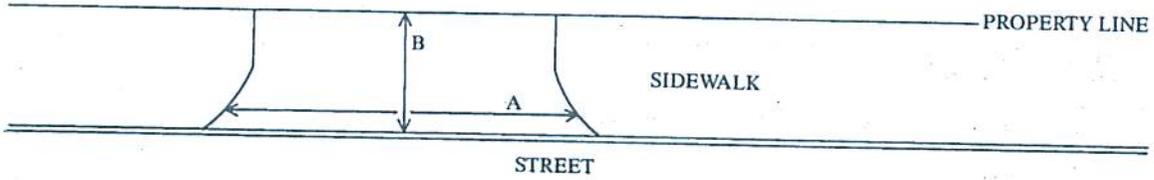
DRAWING 1:

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 = 19 FT. + 3 = 6.33 YARDS

B = 8 FT. + 3 = 2.67 YARDS

A x B = 16.90 SQUARE YARDS

COST ESTIMATE:

BRICK: 0 SQUARE YARDS x \$70/SQUARE YARD = \$ 0

BRICK ON CONCRETE: 0 SQUARE YARDS x \$85/SQUARE YARD = \$ 0

CONCRETE: 16.9 SQUARE YARDS x \$40/SQUARE YARD = \$ 676

ASPHALT: 0 SQUARE FEET x 1 TON/40 SQUARE FEET x \$125/TON = \$ 0

DEPARTMENT OF PUBLIC WORKS SCHEDULED DATE FOR CONSTRUCTION:

DEPARTMENT OF PUBLIC WORKS STATED FEE: \$ 676

1 /

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:

X Owner's signature: Susan M Carter Date: 12/4/08
Address: 41 Holden St Cambridge Ma 02138

Funds Received: \$ _____

Check Number: _____

Vineyard Engineering & Environmental Services, Inc.

400 West Cummings Park, Suite 4800
Woburn, MA 01801
Phone: 781.933.3330
Fax: 781.933.3334

December 23, 2008

City of Cambridge Zoning Officer
344 Broadway
Cambridge, MA 02139

Re: *Permit Application for a Proposed Curb Cut*
41 Holden Street, Cambridge, Massachusetts 02139

Dear Sir(s):

Vineyard Engineering & Environmental Services, Inc. (Vineyard) of Woburn, Massachusetts is submitting the enclosed City of Cambridge application for a proposed curb cut at 41 Holden Street in Cambridge, Massachusetts. The application was prepared for the purpose of reducing and relocating the opening of a current curb cut on Holden Street. Sight distances to the north and south along Holden Street will improve as a result of the proposed curb cut. As part of the permit process, Vineyard solicited input on the proposed curb cut from seven neighbors (abutters, owners of nearby properties and owners of properties directly across the street from the subject property). Specifically, the neighbors were provided with the proposed curb cut application and contacted before and after by Vineyard to discuss any concerns. Four of the seven neighbors returned abutter notification forms. Additional telephone calls were made to solicit a response, but a written response has not been received by the abutters or Harvard Real Estate, the owner of a property located across the street from the intersection of Holden and Farrar Streets. The application including abutter notification letter, signed abutter forms, a Proposed Curb Cut Plan and details for construction from the City of Cambridge are attached for review.

If you have any questions, comments or need additional information, please contact the undersigned at 781.933.3330.

Sincerely,


Steven Fleming

Project Manager

Cc: Ms. Susan Carter 41 Holden Street, Cambridge, MA

Vineyard Engineering & Environmental Services, Inc.

400 West Cummings Park, Suite 4800
Woburn, MA 01801
Phone: 781.933.3330
Fax: 781.933.3334

December 10, 2008

Property Owner
Cambridge, MA 02138

Re: *Permit Application for a Proposed Curb Cut*
41 Holden Street, Cambridge, Massachusetts 02139

Dear Property Owner:

Vineyard Engineering & Environmental Services, Inc. (Vineyard) of Woburn, Massachusetts is submitting this letter in accordance with requirements for a City of Cambridge application for a proposed curb cut at 41 Holden Street in Cambridge, Massachusetts. Vineyard has been hired to prepare the permit application on behalf of the property owner, Ms. Susan Carter. As part of the permit process, we are obligated to solicit input on the proposed curb cut from abutters and owners of properties directly across the street from the subject property. You are receiving this letter because you are the owner or owner's representative of an abutting parcel of land or land directly across Holden and Farrar Streets in Cambridge, Massachusetts

The plan is to relocate the current 23.6-foot wide current curb cut opening 12 feet to the south and reduce the opening to 19 feet so that residents entering the property can drive directly into the proposed garage. A full application with plans detailing the location of the proposed work and construction details and specifications from the City of Cambridge, has been provided for your review. The application includes the names of nearby property owners and provides an opportunity for comment the proposed curb cut.

As part of the public involvement process, we are requesting that you consider the information provided and indicate your approval or disapproval in the space provided on the form. A single signature page has been included in a stamped return envelope for your convenience. Thank you very much for your participation. To obtain more information, please contact the undersigned at 781.933.3330.

Sincerely,



Steven Fleming

Project Manager

Cc: Ms. Susan Carter 41 Holden Street, Cambridge, MA

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:	
As owner or agent of <u>John W. & Jane C. Thomas</u>	
<input type="checkbox"/> approval	
Cambridge, Massachusetts, I do hereby declare	<input type="checkbox"/> disapproval
of the installment of.	
Off-Street Parking Facility located at <u>41 Holden Street, Cambridge, MA 02138</u>	
Signed: _____	Date: _____
Address: <u>43 Holden Street, Cambridge, MA 02138</u>	
To Whom It May Concern:	
As owner or agent of <u>William B. Rubenstein</u>	
<input type="checkbox"/> approval	
Cambridge, Massachusetts, I do hereby declare	<input type="checkbox"/> disapproval
of the installment of.	
Off-Street Parking Facility located at <u>41 Holden Street, Cambridge, MA 02138</u>	
Signed: _____	Date: _____
Address: <u>17 Farrar Street, Cambridge, MA 02138</u>	
To Whom It May Concern	
As owner or agent of <u>John T. & Monika K. Hexner</u>	
<input checked="" type="checkbox"/> approval	
<input type="checkbox"/> disapproval	
of the installment of.	
Off-Street Parking facility located at <u>41 Holden Street, Cambridge, MA 02138</u>	
Signed- <u>Monika K. Hexner</u>	Date. <u>12/19/08</u>
Address: <u>36 Holden Street, Cambridge, MA 02139</u>	

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:	
As owner or agent of <u>Claudia Goldin</u>	
	<input type="checkbox"/> approval
Cambridge, Massachusetts, I do hereby declare	<input checked="" type="checkbox"/> disapproval
of the installment of.	
Off-Street Parking Facility located at <u>41 Holden Street, Cambridge, MA 02138</u>	
Signed:- <u>Claudia Goldin</u>	Date <u>12/20/08</u>
Address: <u>14 Scott Street, Cambridge, MA 02138</u>	
To Whom It May Concern:	
As owner or agent of <u>President and Fellows of Harvard College c/o Harvard Real Estate, Inc.</u>	
	<input type="checkbox"/> approval
Cambridge, Massachusetts, I do hereby declare	<input type="checkbox"/> disapproval
of the installment of.	
Off-Street Parking Facility located at <u>41 Holden Street, Cambridge, MA 02138</u>	
Signed: _____	Date: _____
Address: <u>10 Holden Green c/o Elmer Rodriguez Property Manager 28 Fernald Drive, Cambridge, MA 02138</u>	
To Whom It May Concern:	
As owner or agent of <u>Barbara Rabin c/o Yale Rabin</u>	
	<input type="checkbox"/> approval
Cambridge, Massachusetts, I do hereby declare	<input type="checkbox"/> disapproval
of the installment of.	
Off-Street Parking Facility located at <u>41 Holden Street, Cambridge, MA 02138</u>	
Signed- _____	Date. _____
Address: <u>22 Farrar Street, Cambridge, MA 02138</u>	

(*) I am not an abuttor, but I am not in favor of the design of the addition and thus cannot approve this driveway cut.

Claudia Goldin
14 Scott St

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of Claudia Goldin

approval

Cambridge, Massachusetts, I do hereby declare disapproval

of the installment of.

Off-Street Parking Facility located at 41 Holden Street, Cambridge, MA 02138

Signed: _____ Date: _____

Address: 14 Scott Street, Cambridge, MA 02138

To Whom It May Concern:

As owner or agent of President and Fellows of Harvard College c/o Harvard Real Estate, Inc.

approval

Cambridge, Massachusetts, I do hereby declare disapproval

of the installment of.

Off-Street Parking Facility located at 41 Holden Street, Cambridge, MA 02138

Signed: _____ Date: _____

Address: 10 Holden Green c/o Elmer Rodriguez Property Manager 28 Fernald Drive, Cambridge, MA 02138

To Whom It May Concern:

As owner or agent of Barbara Rabin c/o Yale Rabin

approval

Cambridge, Massachusetts, I do hereby declare disapproval

of the installment of.

Off-Street Parking Facility located at 41 Holden Street, Cambridge, MA 02138

Signed: Yale Rabin Date: 16 DEC 2008

Address: 22 Farrar Street, Cambridge, MA 02138

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTOR'S FORM

To Whom It May Concern:

As owner or agent of Robert C. Mitchell & Susan J. Pharr

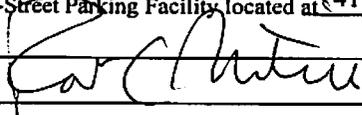
approval

disapproval

of the installment of:

Off-Street Parking Facility located at 41 Holden Street, Cambridge, MA 02138

Signed-



Date

12/10/2008

Address: 26 Farrar Street, Cambridge, MA 02138

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE

PART II: INSPECTIONAL SERVICES DEPARTMENT

Application approved Application denied

Reason: Compliance

Signature: [Signature] Date: 1/27/9

Title: Zoning

PART III: TRAFFIC AND PARKING DEPARTMENT

Application approved Application denied

Reason: _____

Signature: [Signature] Date: 2-3-09

Title: Traffic Engineer

PART IV: HISTORICAL COMMISSION

Application approved Application denied

Reason: _____

Signature: Sarah Burles Date: 2/12/09

Title: Preservation Planner

PART V: PUBLIC WORKS DEPARTMENT

Application approved Application denied

Reason: _____

Signature: [Signature] Date: 3/9/09

Title: Superintendent of Streets & Sidewalks

*Note: Applicant is responsible for construction of proposed curb cut.



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

January 28, 2009

Dear Neighborhood Representative:

This office is in receipt of a copy of an application from the Susan Carter, requesting a curb cut *at the premises numbered 41 Holden 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

Agassiz Neighborhood Council – Terry Delancy, Coordinator

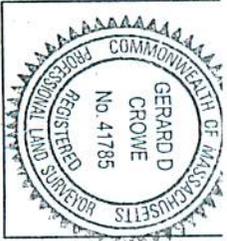
hereby _____ approve _____ disapprove of said driveway petition.

Comments: _____

Signature of authorized association representative

Daytime telephone no.

cc: Petitioner



TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ALL INFORMATION THEREON IS TRUE AND ACCURATELY SHOWN.

Gerard Crowe

RECORDING BASED ON PLAN 1282 OF 1967

REFERENCES:

1. DEED BOOK: 5154B PAGE: 32B
2. PLAN 1282 OF 1967 (A of 2) BOOK: 1141B, PAGE: 42B
3. CITY OF CAMBRIDGE "PLAN OF HOLDEN STREET" PLAN NO. 9022

ZONING DATA:

- ZONE: RESIDENTIAL A-2
- REQUIRED SETBACKS
FRONT = 20'
SIDE = 10' (SUM OF 25')
REAR = 25'
(4' PER 4' OVER 100')
- BUILDING COVERAGE:
EXISTING: 2814/16816 = 16.7%
PROPOSED: 3200/16816 = 19.0%

NOTES:

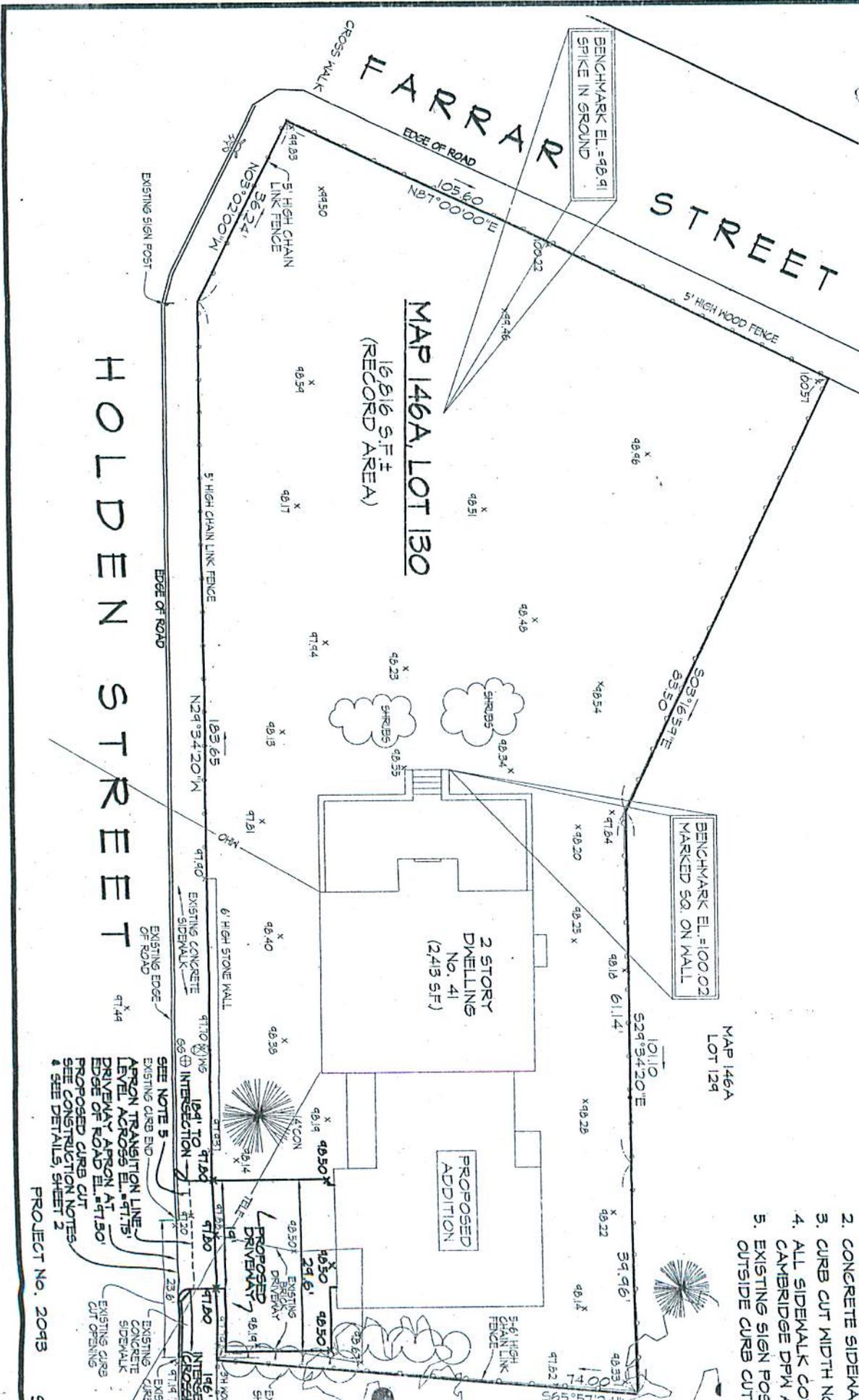
1. THE SUBJECT PROPERTY OF CAMBRIDGE AS:
2. OWNER OF RECORD 41 HOLDEN STREET,

LEGEND

- X EXISTING S
- 4850 PROPOSED

CONSTRUCTIVE

1. DRIVEWAY SLOPE 5 PUBLIC SIDEWALK.
2. CONCRETE SIDEWALK
3. CURB CUT WIDTH NO
4. ALL SIDEWALK CON CAMBRIDGE DPM A
5. EXISTING SIGN POST OUTSIDE CURB CUT 1



HOLDEN STREET

PROJECT NO. 2043 SC

PROPERTY IS DEPICTED AS PARCEL 180 ON CITY
ASSESSOR MAP 146A.
BY: SUSAN M. CARTER
CAMBRIDGE, MA

POT ELEVATION
SPOT ELEVATION

2) NOTES:

HALL NOT EXCEED 7.5% WITHIN 15- FEET OF
K TO CONTINUE LEVEL ACROSS DRIVEWAY.
T TO EXCEED 20 FEET.
STRUCTION TO CONFORM TO CITY OF
ND MASS. HIGHWAY STANDARDS.
IN PROPOSED CURB CUT TO BE RELOCATED
PER CITY OF CAMBRIDGE.

MAP 146A
LOT 117

**PROPOSED
CURB CUT PLAN**

LOCATED IN
**41 HOLDEN STREET
CAMBRIDGE, MA**

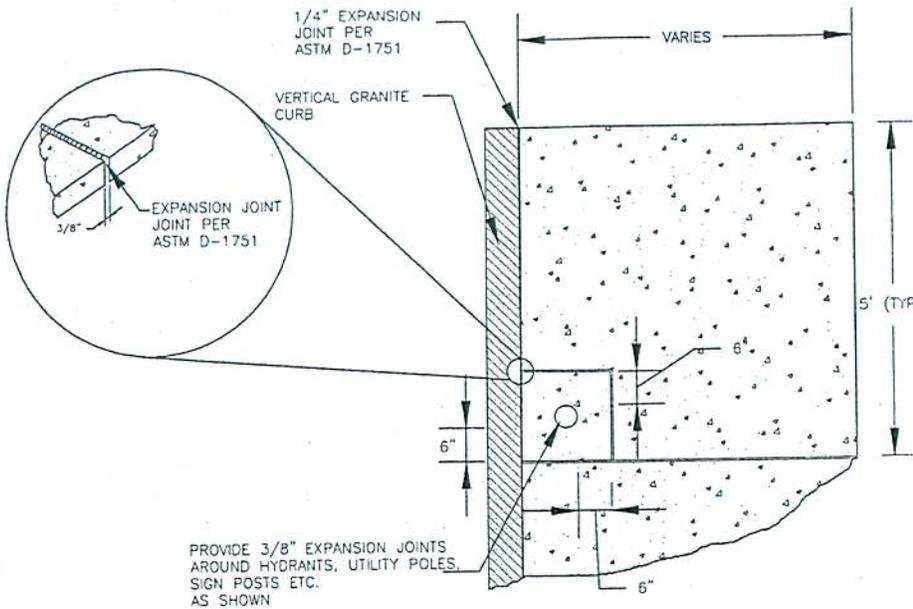
MIDDLESEX COUNTY
PREPARED FOR
SUSAN M. CARTER

PREPARED BY

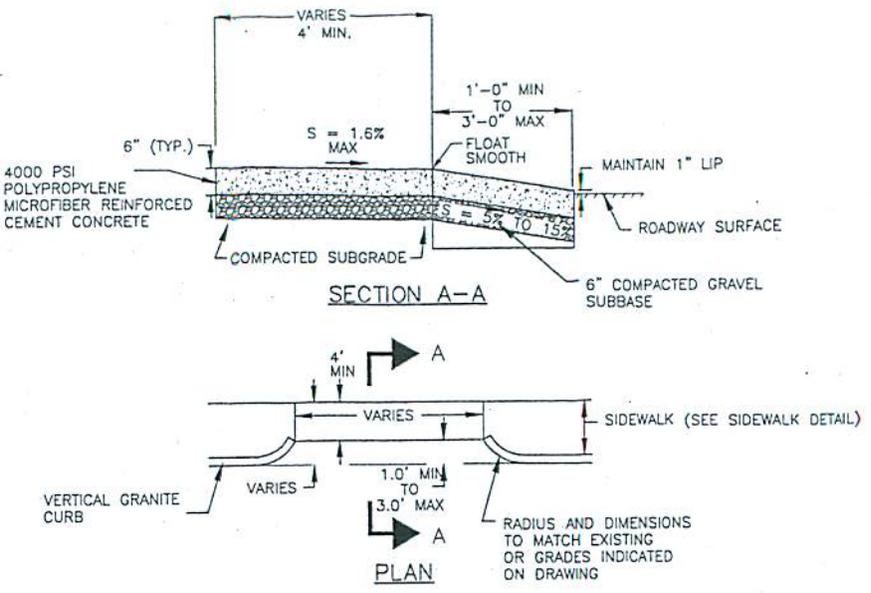
**Vineyard Engineering &
Environmental Services Inc.**
Land Survey, Civil Engineering & Environmental Services
400 West Cummings Park, Suite 4800, Woburn, MA, 01801
Tel: 781.933.3330 Fax: 781.933.3334
Vineyardeng.com



SCALE: 1" = 20' SHEET 1 OF 2 DATE: 12-5-08



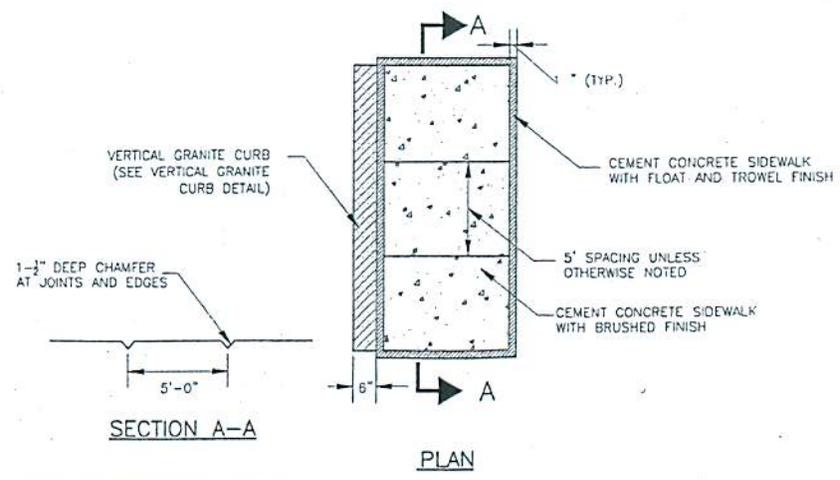
SIDEWALK EXPANSION JOINT DETAIL
NTS



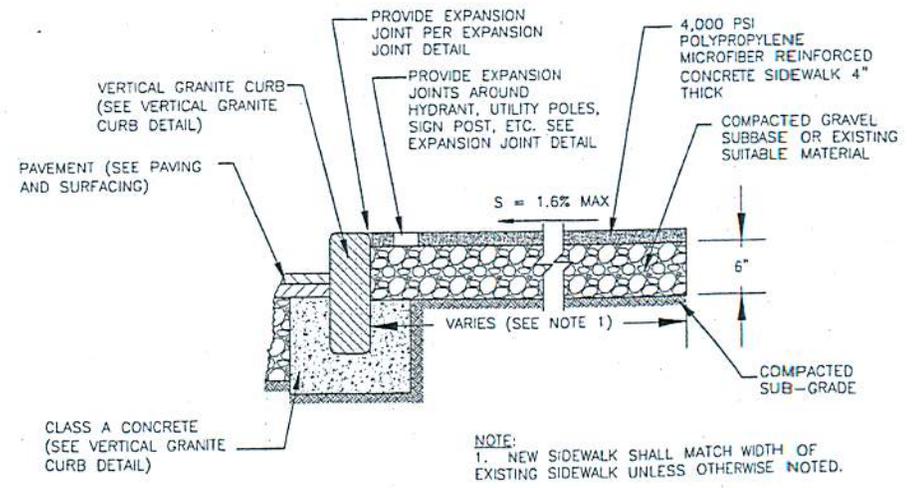
CONCRETE DRIVEWAY APRON DETAIL
NTS

PAVEMENT (SEE PAVING AND SURFACING)
COMPACTED GRAVEL SUBBASE

VERTICAL GRANITE CURB
NTS



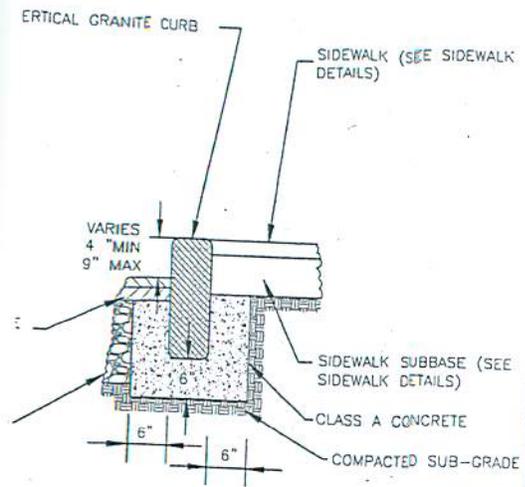
CONCRETE SIDEWALK DETAIL - PLAN VIEW
NTS



CONCRETE SIDEWALK DETAIL - SECTION VIEW
NTS

NOTE:
AROUND HYDRANTS, UTILITY POLES SIGN POSTS ETC., SEE EXPANSION JOINT DETAIL

NOTE:
1. NEW SIDEWALK SHALL MATCH WIDTH OF EXISTING SIDEWALK UNLESS OTHERWISE NOTED.



VERTICAL GRANITE CURB DETAIL

**CITY OF CAMBRIDGE
CURB CUT DETAILS**

LOCATED IN
**41 HOLDEN STREET
CAMBRIDGE, MA**

MIDDLESEX COUNTY
PREPARED FOR
SUSAN M. CARTER
PREPARED BY

**Vineyard Engineering &
Environmental Services Inc.**
Land Survey, Civil Engineering & Environmental Services
100 West Cummings Park, Suite 4000 Woburn, MA. 01801
Tel. 781.933.3330 Fax: 781.933.3334
Vineyardeng.com