

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

#04022011

6517

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

2011 APR 22

AM 11:18

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 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: 4/15/2011

PART I:

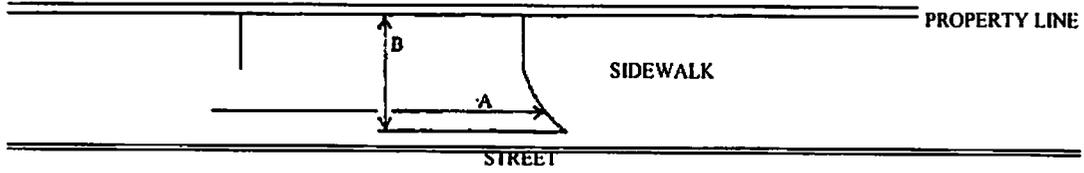
Address of proposed curb cut or off-street parking facility:	11 Linnaean Street. (Humboldt side)
Frontage: <u>13.8</u>	Block and Lot: <u>176-72</u>
Setback (distance from building to sidewalk): <u>31.17'</u>	
Distance from proposed driveway to surrounding structures and property line: <u>17.7'</u>	
Dimensions of proposed driveway: <u>10' x 18'</u>	
Location of any trees, sign posts, fire hydrants, utility poles, etc., in direct vicinity of proposed driveway:	<u>none</u>

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

2011 MAY 12 AM 11:00

DRAWING 2:

SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE
CITY OF CAMBRIDGE



A = 10 FT. ÷ 3 = 3.3 YARDS

B = 18 FT. ÷ 3 = 6 YARDS

A x ~~20~~ 20 SQUARE YARDS

COST ESTIMATE:

BRICK: 20 SQUARE YARDS x \$70/SQUARE YARD = \$ 1400 BRICK ON CONCRETE: SQUARE YARDS
x \$85/SQUARE YARD = \$ _____

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

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

DEPARTMENT OF PUBLIC WORKS SCHEDULED DATE FOR CONSTRUCTION:

DEPARTMENT OF PUBLIC WORKS STATED FEE: \$ _____

475

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: _____

Frederic

Date: 4/19/2011 _____

Address: 11 Linnacn Street, Cambridge, MA 02138 _____

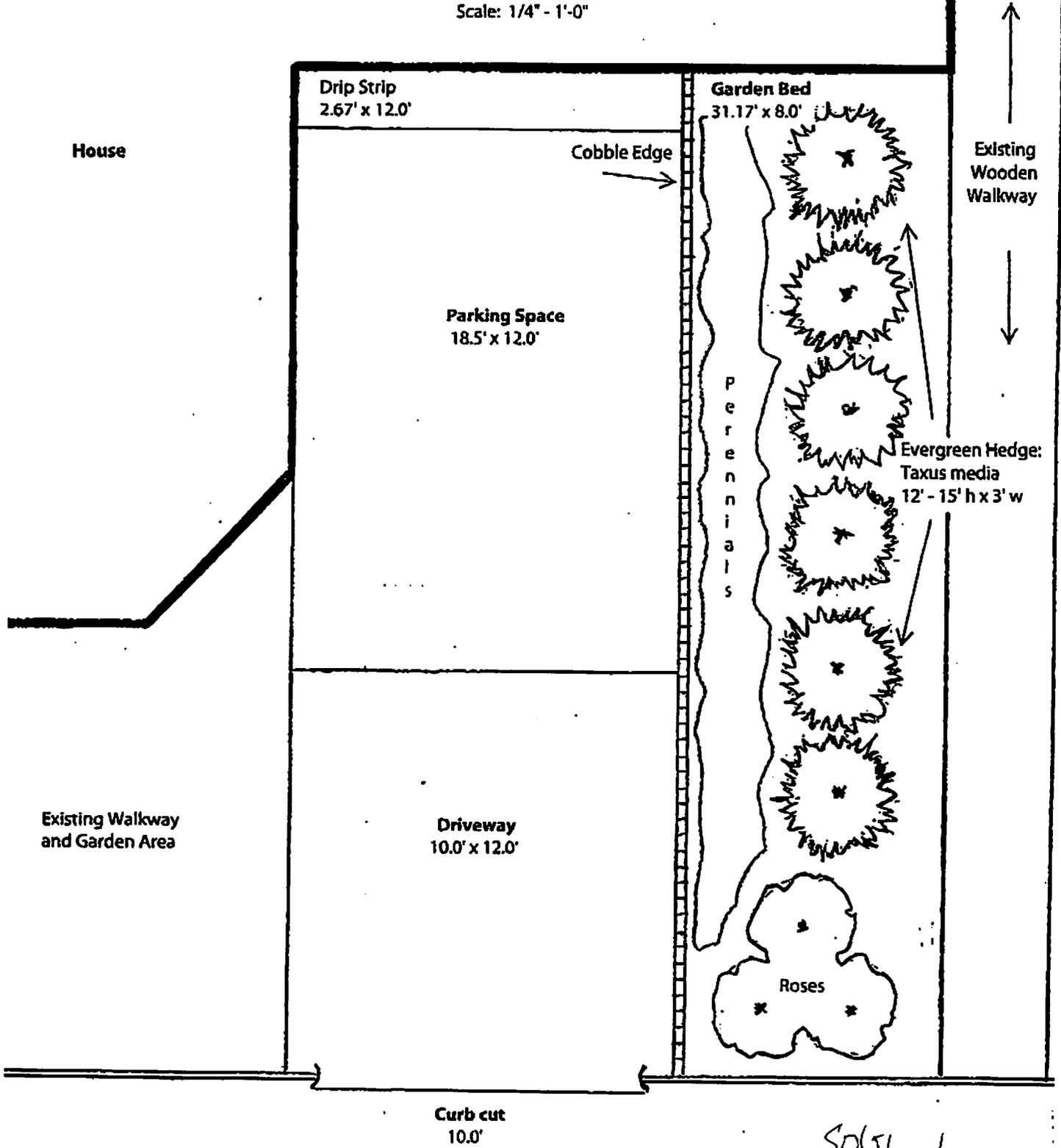
Funds Received: _____ Check Number _____

Proposed Parking/Driveway Plan

Jie Lu and Eugene Wang
11 Linnaean Street
Cambridge, MA 02138

Prepared by:
Dancing Shadows Garden Design
February 4, 2011

Scale: 1/4" - 1'-0"



SOL
4/26/11

Petition in Support of Proposed Curb Cut at 11 Linnaean Street (Humboldt Street Side)

We, the following residents of Linnaean and Humboldt Streets, who would be most affected by the proposed curb cut, do hereby assent to the granting of a curb cut which would access a previously existing patio/parking area on the property of 11 Linnaean Street.

The curb cut would abate the need for driving over and upon a curb as has reportedly been done over the years preceding the ownership of the property by the petitioners, Eugene Wang and Jie Lu.

We understand that a permit has been granted to the petitioners for a curb cut on Linnaean Street along with the creation of a parking area which does not currently exist on Linnaean Street, and whose construction would require the removal of several established trees and associated vegetation. These trees and other vegetation add significantly to the aesthetic value of the neighborhood. Our consent to the proposed Humboldt Street curb cut is premised, in part, upon petitioners' relinquishment of their right to a curb cut and parking area on Linnaean Street.

For these reasons, among others, we ask that the petition for a curb cut on the Humboldt Street side of the petitioners' property, located at 11 Linnaean Street, be granted.

Signed,

Name

Address

Sharon Goddard White

Sharon Goddard White

15 Humboldt St.

David A White

David A White

15 Humboldt St.

Elizabeth Munnell
Elizabeth Munnell
James Kellogg

13 Humboldt St.

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Signed,

Name

Address

~~HOCBROOK ROBINSON~~

11 HUMBOLDT ST

~~J Hoback Robinson~~

11 Humboldt St.

Dorothy Robinson

9 HUMBOLDT ST

FOR HESANG CHUN TON
J Hoback Robinson

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Signed,

Name

Address

Pat B. Cook

4 Humboldt St. - Cambridge

Laura S. Cook

4 Humboldt St. - Cambridge

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Signed,

Name

Andrew M. Beach
L. Allen Parker
CL. ALLEN PARKER

Fred A. Franklin

Address

43 LINNAEAN ST #42

43 LINNAEAN ST #27

41 LINNAEAN ST apt 46

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76

Signed,

Name

Address

Yue Li

16 Linnaean St.

FB Wang

16 Linnaean St.

Daniel Sherry

12 Linnaean St

Petition in Support of Proposed Curb Cut at 11 Linnaean Street (Humboldt Street Side)

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Signed,

Name

Address

Apayue

14 Linnaean St., Cambridge

Alexander Walker

43 Linnaean St. Cambridge

FRISOLI ASSOCIATES, PC

ATTORNEYS AT LAW
BULFINCH SQUARE
43 THORNDIKE STREET
CAMBRIDGE, MASSACHUSETTS 02141-1714
PHONE: (617) 494-0200 FAX: (617) 494-9068

LEONARD M. FRISOLI, JR.
JOSEPH W. McDERMOTT
LEONARD A. FRISOLI
ZAHEER A. SAMEE

LMF@FRISOLILAW.COM
JWM@FRISOLILAW.COM
LAF@FRISOLILAW.COM
ZAS@FRISOLILAW.COM

August 8, 2008

Jade J. Lu & Eugene Wang
11 Linnaean Street
Cambridge, MA 02140

Re: Driveway Installation

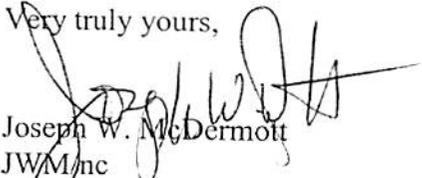
Dear Ms. Lu and Mr. Wang,

On behalf of Ms. Virginia Burns, of 7 Humboldt Street, Cambridge, MA, please accept this letter from myself as her attorney, declining to assent to your installation of a driveway requiring the curb cut on Humboldt Street.

My client has a variety of issues with this proposal, not the least of which is the interruption and permanent deprivation of her quiet enjoyment of her premises.

If you have any further questions with regard to this, I would ask that you please direct them to my office on behalf of my client.

Very truly yours,


Joseph W. McDermott
JWM/mc
cc: Virginia Burns



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

2011 MAR 21 A 11:34
RECEIVED BY THE CITY CLERK
MAR 21 2011

CASE NO: 10040

LOCATION: 11 Linnean Street Residence B Zone
Cambridge, MA

PETITIONER: Eugene Wang & Jie Lu
C/o Sean D. Hope, Esq.

PETITION: Variance: To seek relief from the open space requirement to allow parking on the Humboldt Street side of the property.

VIOLATION: Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Sec. 5.22.1 (Open Space). Art. 10.000, Sec. 10.30 (Variance).

DATE OF PUBLIC NOTICE: December 23 & 30, 2010

DATE OF PUBLIC HEARING: January 13, 2011

MEMBERS OF THE BOARD:

CONSTANTINE ALEXANDER - CHAIR
TIMOTHY HUGHES - VICE CHAIR
BRENDAN SULLIVAN
THOMAS SCOTT



Bk: 56719 Pg: 523 Doc: DECIS
Page: 1 of 4 04/11/2011 02:36 PM

✓
✓
✓
✓

ASSOCIATE MEMBERS:

CHRISTOPHER CHAN
MAHMOOD R. FIROUZBAKHT
DOUGLAS MYERS
SLATER W. ANDERSON
TAD HEUER

✓

Members of the Board of Zoning Appeal heard testimony and viewed materials submitted regarding the above request for relief from the requirements of the Cambridge Zoning Ordinance. The Board is familiar with the location of the petitioner's property, the layout and other characteristics as well as the surrounding district.

Case No. 10040
Location: 11 Linnaean Street
Petitioner: Eugene Wang and Jie Lu c/o Sean Hope, Esq.

On February 10, 2011, Petitioner Jie Lu appeared before the Board of Zoning Appeal with her attorney Sean Hope requesting a variance in order to seek relief from the open space requirement in order to allow for parking on the Humboldt Street side of the property. The Petitioner requested relief from Article 5, Sections 5.30 and 5.22.1 of the Cambridge Zoning Ordinance ("Ordinance"). The Petitioner submitted application materials including information about the project, plans, and photographs.

Mr. Hope stated that the proposed parking plan was as of right with the exception of a lack of compliance with the open space requirement. He stated that due to a steep grade, much of the lot should not be counted as open space. He stated that while his client could create parking on the Linnaean Street side of the property, parking on that side of the property would place the parking on the steeply sloped side of the lot and would feed out onto the heavily trafficked Linnaean Street. He also stated that placing the parking on the Linnaean Street side would be very expensive for his client because it would involve cutting down a tree or trees and digging into green space on the property that does not count as open space for zoning purposes because of its slope. He stated that the hardship related to these limitations.

Virginia Burns of 7 Humboldt Street and her attorney Timothy Twardowski spoke in opposition to the proposal based on concerns over a lack of hardship, as evidenced by the as of right parking on the Linnaean Street side of the property, and over the perception that setback relief would be required in order to park as proposed. Several neighbors spoke or wrote letters in support of the proposal. The supporting neighbors stated that if parking were on the Linnaean Street side of the property it would not be aesthetically pleasing to the neighborhood because a tree or trees would likely have to be cut down and green space on the property would have to be dug into to make the parking available. The supporting neighbors also stated that they supported allowing the Petitioner to have off-street parking to free up the limited on-street parking for the neighborhood.

After discussion, the Chair moved that the Board grant the variance for relief in order to allow for parking on the Humboldt Street side of the property based on the finding that a literal enforcement of the provisions of the Ordinance would involve a substantial hardship to the Petitioner. The Chair moved that the Board find that the hardship relates to the Petitioner being unable to provide off-street parking in an area that is densely populated and has a dearth of off-street parking spaces. The Chair moved that the Board find that the hardship is owing to

The Board of Zoning Appeal is empowered to waive local zoning regulations only. This decision therefore does not relieve the petitioner in any way from the duty to comply with local ordinances and regulations of the other local agencies, including, but not limited to the Historical Commission, License Commission and/or compliance with requirements pursuant to the Building Code and other applicable codes.



Brendan Sullivan, Chair

Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 3/21/11 by Marie Pelledo, Clerk.

Twenty days have elapsed since the filing of this decision.

No appeal has been filed

Appeal has been filed and dismissed or denied.

Date: April 11, 2011 A. Margaret Drury City Clerk.



Avon Hill Neighborhood Conservation District Commission

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139
Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112
E-mail: histncds@cambridgema.gov
URL: <http://www.cambridgema.gov/Historic/avonhillhome.html>

Theresa Hamacher, *Chair*, Arthur Bardige, *Vice Chair*
Robert Crocker, Catherine Henn, Maryann Thompson *Members*
Mark Golberg, Heli Meltsner, Constantin von Wentzel, *Alternates*

CERTIFICATE OF APPROPRIATENESS

PROPERTY: 11 Linnaean Street

OWNER: Eugene Wang & Jie Lu
11 Linnaean Street
Cambridge, MA 02138

The Avon Hill 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 alteration described below is not incongruous to the historic aspects or architectural character of the building or district:

Convert a portion of the existing paved patio area on the Humboldt Street side of the property for a 10' wide single car parking pad, a portion of which will extend into the area between the wall plane of the house and the street and access to which will require a curb cut on Humboldt Street.

Approval was granted on the understanding that the existing paving and wood platform/deck would not be altered, but that potted plantings may be located between the parking pad and the patio, as depicted on the detail plan submitted by Jie Lu on September 15, 2010; and on the further understanding that the proposed parking space was for only one car and that no street trees would be removed for the curb cut.

The plans and specifications referenced above are incorporated into this certificate, which is non-binding on the applicant, and all improvements shall be carried out as described therein.

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 ninety days each may be allowed in writing by the Chair.

Case Number: AH-358

Date of Certificate: September 27, 2010

Attest: A true and correct copy of decision filed with the office of the City Clerk and the Avon Hill Neighborhood Conservation District Commission on 9/27/10.

By Theresa Hamacher / s/b, Chair.

Twenty days have elapsed since the filing of this decision.

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

Date _____ , City Clerk.

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE

PART II: INSPECTIONAL SERVICES DEPARTMENT

Application approved Application denied

Reason: BZA 10040

Signature: [Signature] Date: 4/26/11

Title: Zoning

PART III: TRAFFIC AND PARKING DEPARTMENT

Application approved Application denied

Reason: _____

Signature: [Signature] Date: 5-9-11

Title: Traffic Engineer

PART IV: HISTORICAL COMMISSION

Application approved Application denied

Reason: Avon Hill non-binding review completed.

Signature: Sarah C. Busler Date: 5/3/11

Title: Preservation Planner

PART V: PUBLIC WORKS DEPARTMENT

Application approved Application denied

Reason: _____

Signature: [Signature] Date: 5/11/2011

Title: Superintendent of Streets & Sidewalks

OWNER IS RESPONSIBLE FOR INSTALLATION & CONSTRUCTION OF CURB CUT
 PUBLIC WORKS PERMIT NECESSARY PRIOR TO CONSTRUCTION