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CAMBRIDGE HISTORICAL COMMISSION

6802 2012

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

2012 AUG 17 PM 1:19

6545 2

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

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 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 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: 8/15/12

PART I:

Address of proposed curb cut or off-street parking facility: 13-15 ATHENS ST.

Frontage: 40' Block and Lot: 132-8

Setback (distance from building to sidewalk): 10'

Distance from proposed driveway to surrounding structures and property line: 10'

Dimensions of proposed driveway: 10'

Location of any trees, sign posts, fire hydrants, utility poles, etc., in direct vicinity of proposed driveway:

2012 OCT 18 AM 10 54
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

☒ Plot plan is included

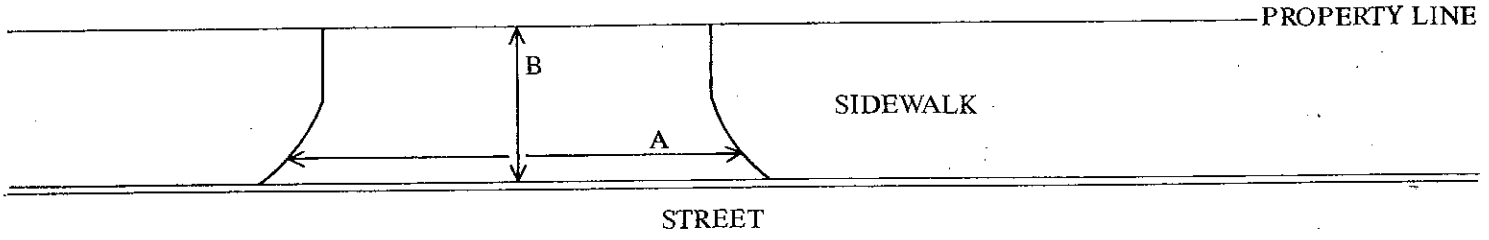
☒ Sketch of driveway with cost estimate is included

☒ All abuttor's forms are included

DRAWING 2:

SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE

CITY OF CAMBRIDGE



A = 6 FT. ÷ 3 = 2 YARDS

B = 6 FT. ÷ 3 = 2 YARDS

A × B = 4 SQUARE YARDS

COST ESTIMATE:

BRICK: 4 SQUARE YARDS × $70/SQUARE YARD = $ 280.00

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: Victor Kashvolin Date: 8/15/12

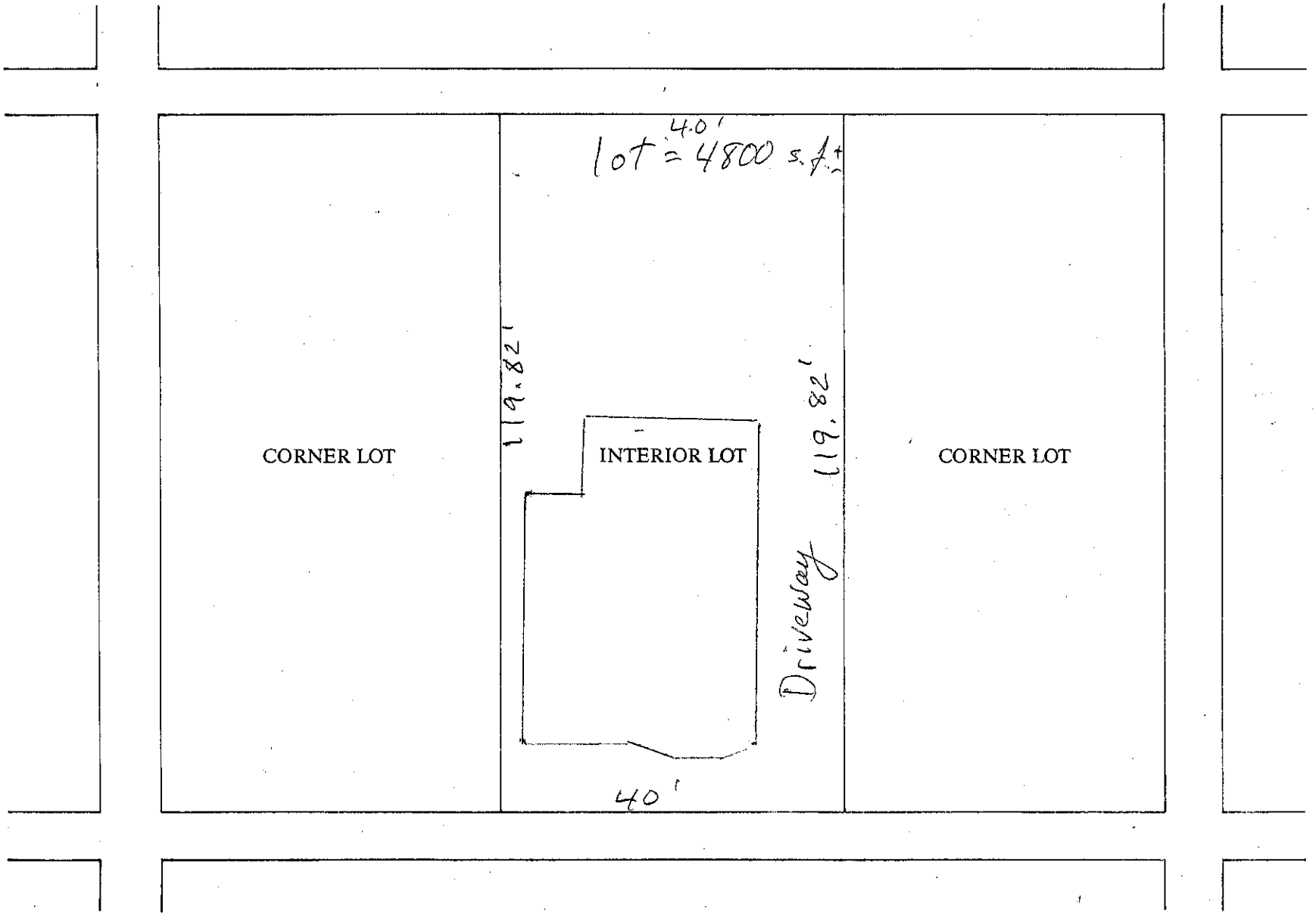
Address: 17 Morningside Lane, Lincoln, Ma. 01773

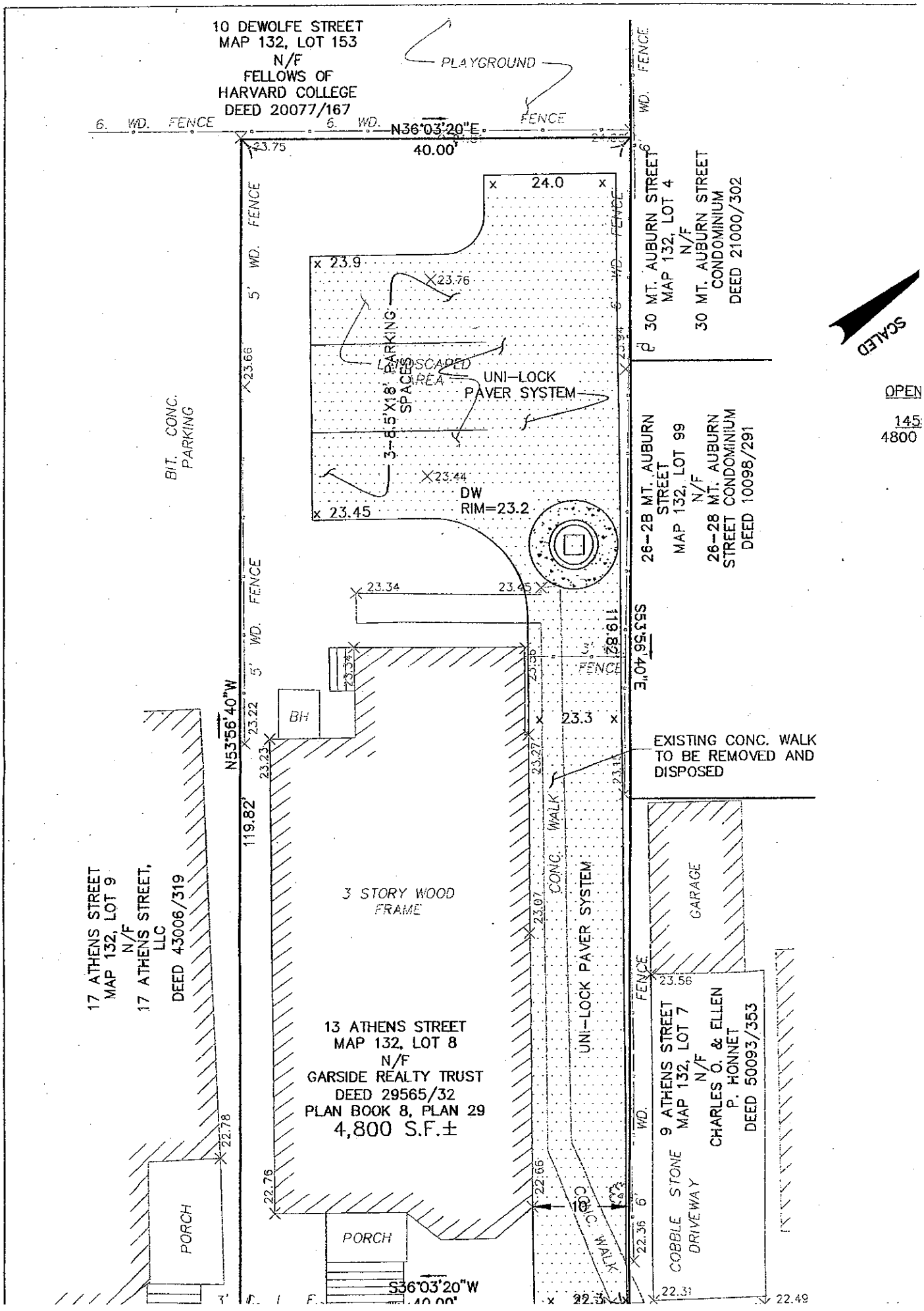
Funds Received: $_____ Check Number: _____

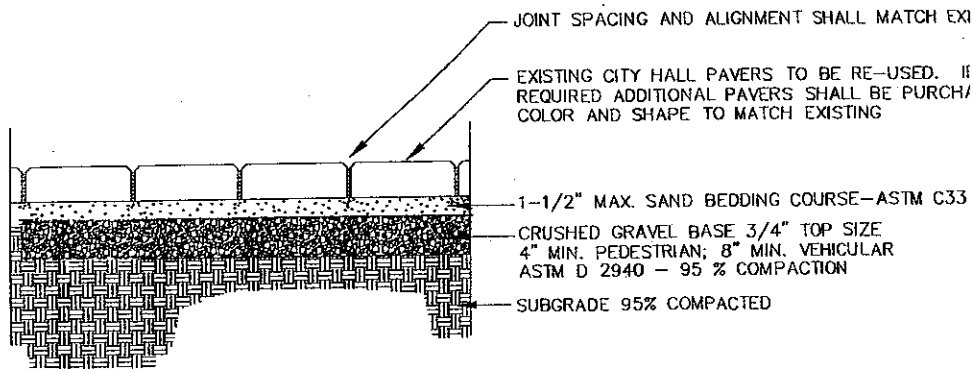
Tel. 617-233-6337

DRAWING 1:

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




10 DEWOLFE STREET
MAP 132, LOT 153
N/F
FELLOWS OF
HARVARD COLLEGE
DEED 20077/167
PLAYGROUND
6. WD. FENCE
N36°03'20"E
40.00'
23.75
24.0
23.9
23.76
3-8.5'X18' PARKING SPACES
LANDSCAPED AREA
UNI-LOCK PAVER SYSTEM
23.66
BIT. CONC. PARKING
23.44
DW
RIM=23.2
23.45
30 MT. AUBURN STREET
MAP 132, LOT 4
N/F
30 MT. AUBURN STREET
CONDOMINIUM
DEED 21000/302
26-28 MT. AUBURN STREET
MAP 132, LOT 99
N/F
26-28 MT. AUBURN STREET CONDOMINIUM
DEED 10098/291
SCALED
OPEN
145
4800
23.34
23.45
119.82'
S53°56'40"E
3' FENCE
23.34
23.36
BH
23.3
N53°56'40"W
23.22
23.23
23.27
23.15
EXISTING CONC. WALK TO BE REMOVED AND DISPOSED
119.82'
CONC. WALK
UNI-LOCK PAVER SYSTEM
3 STORY WOOD FRAME
23.07
GARAGE
17 ATHENS STREET
MAP 132, LOT 9
N/F
17 ATHENS STREET, LLC
DEED 43006/319
23.56
9 ATHENS STREET
MAP 132, LOT 7
N/F
CHARLES O. & ELLEN P. HONNET
DEED 50093/353
13 ATHENS STREET
MAP 132, LOT 8
N/F
GARSIDE REALTY TRUST
DEED 29565/32
PLAN BOOK 8, PLAN 29
4,800 S.F.±
22.78
22.76
22.66
10
6'
22.36
COBBLE STONE DRIVEWAY
PORCH
PORCH
S36°03'20"W
22.31
22.49

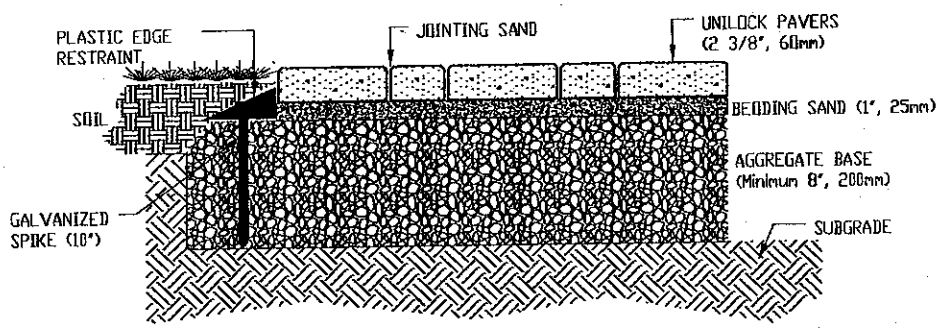


BRICK PAVERS

NOT TO SCALE

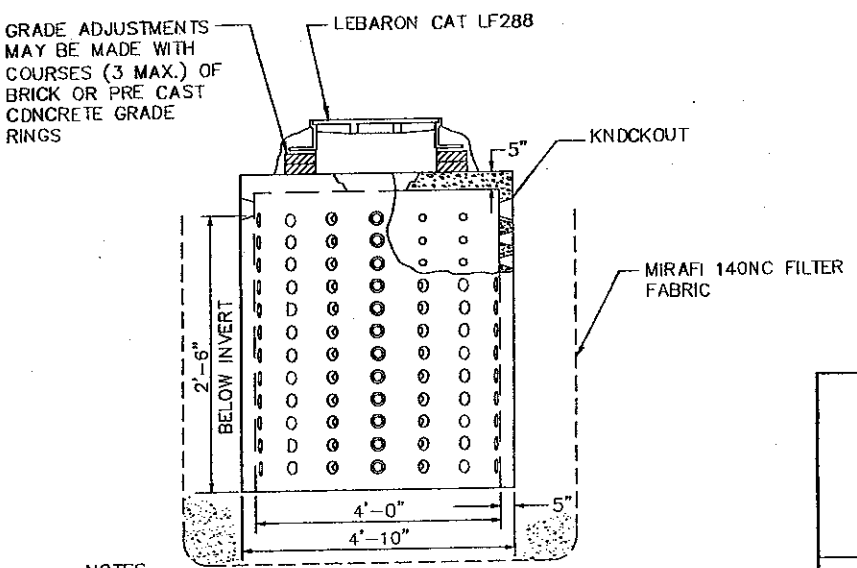
PACE CALCULATION

DEVELOPED =30.3%
F. LOT AREA



PERVIOUS PAVERS

NOT TO SCALE

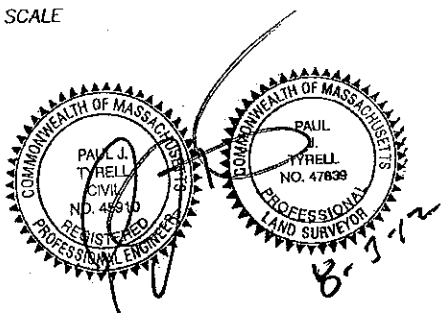


NOTES

1. DRYWELL TO BE DESIGNED FOR H-20 LOADING.
2. PLACE 2.0' OF CRUSHED STONE ALL AROUND STRUCTURE.

DRY WELL

NOT TO SCALE



0 5 10 20 40

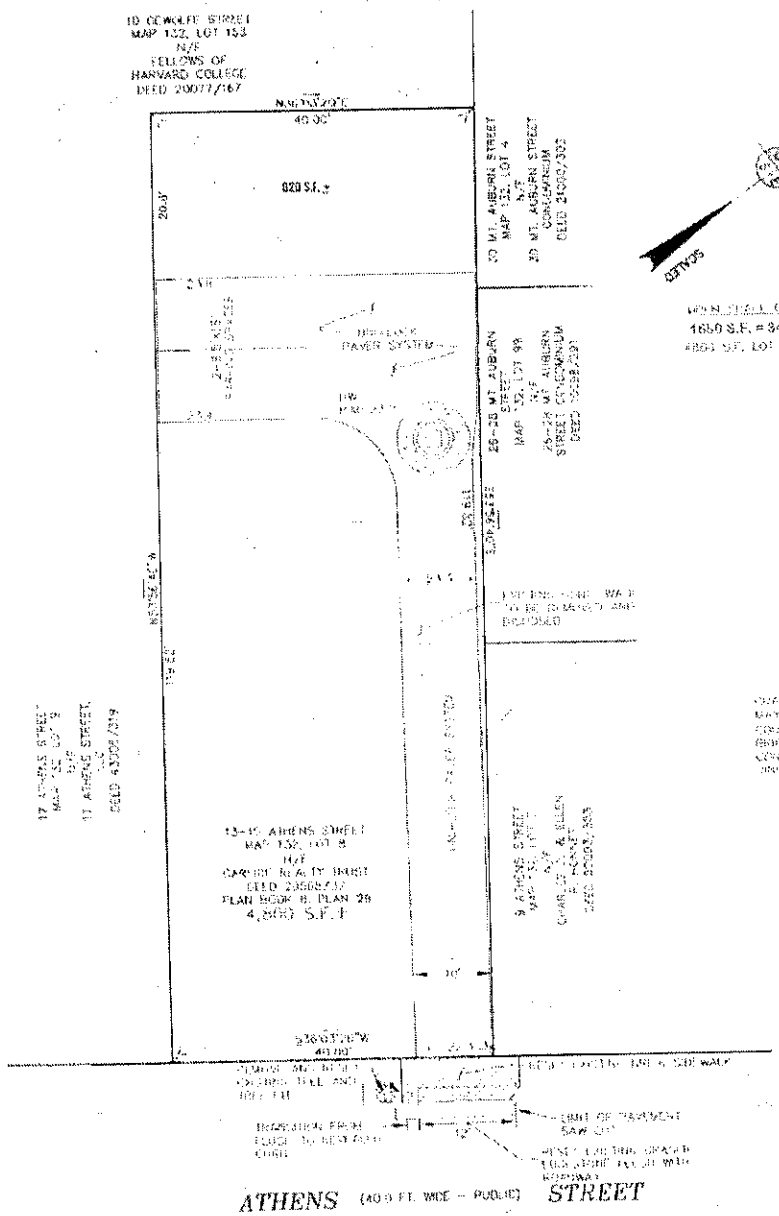
SCALE: 1"=10'

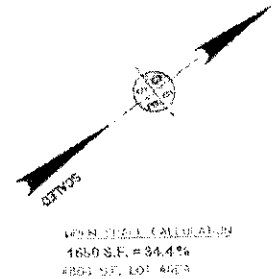
PLAN OF PROPOSED CONSTRU
13 ATHENS STREET
CAMBRIDGE, MASSACHUSET
(MIDDLE-SOUTH DISTRICT)

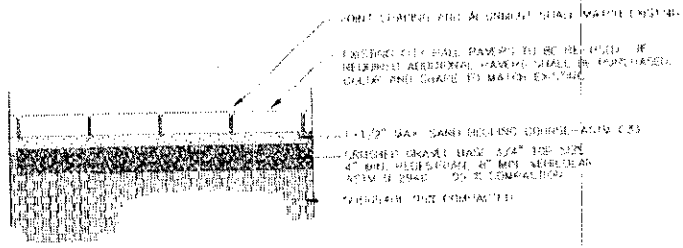
PREPARED FOR
VARTAN KESHISHAN
3 BOW STREET
CAMBRIDGE, MA 02138
617-233-6337

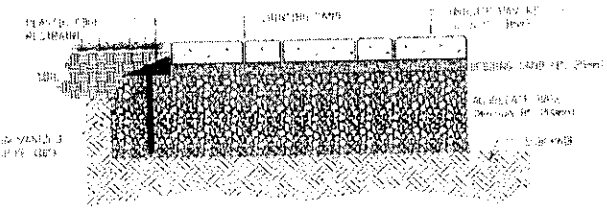
GREATER BOSTON SURVEYING AND EN
19 FREDITH ROAD
WEYMOUTH, MA 02189
(781) 331-6128

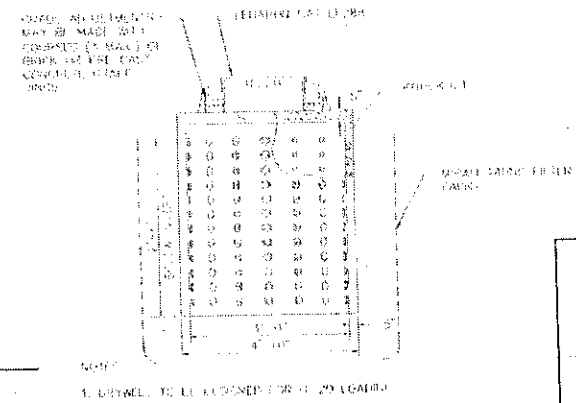
DESIGN BY: PJT	DATE: AUGUST 3, 2011	SCA











PLAN OF PROPOSED CONSTRUCTION
13-15 ATHENS STREET
CAMBRIDGE, MASSACHUSETTS
(MIDDLE SOUTH DISTRICT)

PREPARED FOR
VARTAN KESHISHAN
3 BOW STREET
CAMBRIDGE, MA 02138
617-233-6337

GREATER BOSTON SURVEYING AND ENGINEERING

DRAWN BY: PJB | DATE: SEPTEMBER 22, 2012 | SCALE: 1" = 10'

REQUIRE
OP-SP
= 1440
OPEN SP
820
390
140
200 PRN

1550

0:32

327

13
3.0
3.90

August 16, 2012

City of Cambridge
Inspection Services
Ranjit Singanayagam, Commissioner
831 Massachusetts Avenue
Cambridge, MA 02139

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES
2012 AUG 24 AM 11:43

Dear Mr. Singanayagam:

I am writing to you regarding the Curb Cut application I have filed with Inspectional Services Department for the 3 family building I own at 13-15 Athens Street, Cambridge MA. Mr. Charles & Ellen Honnet of 9 Athens street whose house is to the right of my property are abutters only as far back as the proposed portion of my driveway but not with the proposed parking area in the rear of my property since their property does not reach as far back. Mr Honnet has not agreed to sign consent for the proposed curb cut. His reasoning has been that people will open and close their car doors. I have explained to him that the parking would be in the rear of my property which would be well beyond his house and garage. Though he has been very friendly and appreciative of the extensive renovation I am doing to the dilapidated property that it was when I purchased it last year he has nevertheless still not agreed to sign an approval.

I have received the approval of abutters in front and on both sides of the parking area. The abutter in the rear of the property is Harvard University. I was directed to Thomas Lucey for this matter. He told me that the University does not object but does not typically sign approvals either. He asked that I email him the signature form anyway but most likely they would not respond either way.

Please feel free to contact me with any questions or concerns. I can be reached at 617-233-6337. My email address is: vk01@comcast.net.

Thank you in advance for your time and cooperation.

Vartan Keshishian
Athens Group, LLC
3 Bow Street
Cambridge, MA 02138

I

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 11 Athens St Cambridge MA 02138,

Cambridge, Massachusetts, I do hereby declare [X] approval [ ] disapproval

of the installment of:

Off-Street Parking Facility located at 13-15 ATHENS ST

Signed: [illegible] Date: 3/27/11

Address: 11 Athens St Cambridge MA 02138

To Whom It May Concern:

As owner or agent of Paul Stafford,

Cambridge, Massachusetts, I do hereby declare [ ] approval [ ] disapproval

of the installment of:

Off-Street Parking Facility located at 13-15 ATHENS ST

Signed: PAUL STAFFORD Date: 28 MAR 11

Address: 26 Mt AUBURN ST

To Whom It May Concern:

As owner or agent of 17 Athens St, LLC,

Cambridge, Massachusetts, I do hereby declare [✓] approval [ ] disapproval

of the installment of:

Off-Street Parking Facility located at 13-15 ATHENS ST

Signed: [illegible] Date: 8-16-12

Address: 46 Parker St. Watertown, MA 02472

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 11 Athens St Cambridge MA 02138,

☒ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at 13-15 ATHENS ST

Signed: [illegible] Date: 3/27/11

Address: 11 Athens St Cambridge MA 02138

To Whom It May Concern:

As owner or agent of [illegible],

☐ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at 13-15 ATHENS ST

Signed: DAVID STAFFORD Date: 28 MAR 11

Address: 26 Mt AUBURN ST

To Whom It May Concern:

As owner or agent of 26-28 Mt Auburn Street, Unit 26-1, 26-2, 28-1,

☒ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at 13-15 ATHENS ST

Signed: Linda B. Lurne Date: April 20, 2012

Address: 26 Mt Auburn St. Cambridge, MA 02138

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 11 Athens St Cambridge MA 02138,

Cambridge, Massachusetts, I do hereby declare ☒ approval ☐ disapproval

of the installment of:

Off-Street Parking Facility located at 13-15 ATHENS ST

Signed: [illegible] Date: 3/27/11

Address: 11 Athens St Cambridge MA 02138

To Whom It May Concern:

As owner or agent of [illegible],

Cambridge, Massachusetts, I do hereby declare ☐ approval ☐ disapproval

of the installment of:

Off-Street Parking Facility located at 13-15 ATHENS ST

Signed: DAVID STAFFORD Date: 28 MAR 11

Address: 26 Mt AUBURN ST

To Whom It May Concern:

As owner or agent of Leon Steinmetz,

Cambridge, Massachusetts, I do hereby declare ☑ approval ☐ disapproval

of the installment of:

Off-Street Parking Facility located at 13-15 ATHENS ST

Signed: Leon Steinmetz Date: 4/21/2012

Address: 28 Mt. Auburn Street
Cambridge, MA. 02138

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE

PART II: INSPECTIONAL SERVICES DEPARTMENT

☑ Application approved ☐ Application denied

Reason:

Signature: Date: 9-24/12

Title: Commr.

PART III: TRAFFIC AND PARKING DEPARTMENT

☒ Application approved ☐ Application denied

Reason:

Signature: Date: 10-2-12

Title: Traffic Engineer.

PART IV: HISTORICAL COMMISSION

☑ Application approved ☐ Application denied

Reason:

Signature: Sarah Burks Date: 10/4/12

Title: Preservation Planner

PART V: PUBLIC WORKS DEPARTMENT

☑ Application approved ☐ Application denied

Reason:

Signature: Date: 10/18/2012

Title: Superintendent of Streets & Sidewalks

① Applicant / Developer is responsible for installation, construction of curb cut, driveway, related sidewalk ~~work~~ upgrade.

② Contractor installing curb cut must notify City Arborist prior to construction to discuss tree & root protection

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260
FAX (617) 349-4269
tty/TDD (617) 492-0235

DONNA P. LOPEZ
INTERIM CITY CLERK

August 28, 2012

Dear Neighborhood Representative:

This office is in receipt of a copy of an application from Vartan Keshishan, requesting a curb cut *at the premises numbered 13-15 Athens 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,

Donna P. Lopez

Donna P. Lopez
Interim City Clerk

Riverside Neighborhood Association – Lawrence Adkins, President

hereby _____ approve _____ disapprove of said driveway petition.

Comments: _____

Signature of authorized association representative

Daytime telephone no.

cc: Petitioner