

6546

10012012

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES
APPLICATION FOR DRIVEWAY CUTS AND OPENINGS



2012 OCT 15 AM 9:13 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: 10/11/12

PART I:

Address of proposed curb cut or off-street parking facility: <u>99 KINNAIRD ST.</u>	
Frontage: <u>49.54'</u>	Block and Lot: <u>122-131</u>
Setback (distance from building to sidewalk): <u>28'</u>	
Distance from proposed driveway to surrounding structures and property line: <u>APPROX. 18' FROM EACH PROP LINE. CENTERED ON LOT.</u>	
Dimensions of proposed driveway: <u>13'-7" WIDE (SAME AS EXISTING) X 12'-1" (UP TO PARKING SPACE)</u>	
Location of any trees, sign posts, fire hydrants, utility poles, etc., in direct vicinity of proposed driveway: <u>NONE.</u>	

2012 OCT 18 PM 9 40

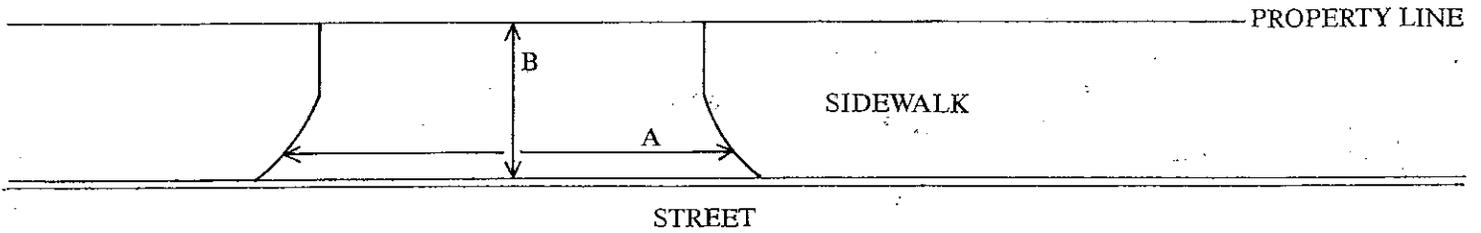
- Plot plan is included
- Sketch of driveway with cost estimate is included
- All abuttor's forms are included

area 617-251-3110

DRAWING 2:

SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE

CITY OF CAMBRIDGE



A = 13'7" FT. ÷ 3 = 4.53 YARDS

B = 5'7" FT. ÷ 3 = 1.86 YARDS

A x B = 8.43 SQUARE YARDS

COST ESTIMATE:

BRICK: 8.43 SQUARE YARDS x \$70/SQUARE YARD = \$ 590.10

BRICK ON CONCRETE: 8.43 SQUARE YARDS x \$85/SQUARE YARD = \$ 716.55

CONCRETE: 8.43 SQUARE YARDS x \$40/SQUARE YARD = \$ 337.20

ASPHALT: 8.43 SQUARE FEET x 1 TON/40 SQUARE FEET x \$125/TON = ~~\$26.35~~

NOTE:

OWNER WILL PERFORM REPAIRS TO SIDEWALK. WILL PUT IN CONCRETE, AS IS EXISTING.

DEPARTMENT OF PUBLIC WORKS SCHEDULED DATE FOR CONSTRUCTION:

1 / 1

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: ARA BARSOUMIAN

Date: 10/15/12

Address: 152 BELLEVUE W WARREN TOWN MA 02472

617-251-3110

Funds Received: \$ _____

Check Number: _____

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 95 KINNAIRD ST.

approval

Cambridge, Massachusetts, I do hereby declare

disapproval

of the installment of:

Off-Street Parking Facility located at _____

Signed: Drew Goldberg

Date: 10/12/12

Address: _____

To Whom It May Concern:

As owner or agent of 98 A KINNAIRD ST.

approval

Cambridge, Massachusetts, I do hereby declare

disapproval

of the installment of:

Off-Street Parking Facility located at _____

Signed: _____

Date: _____

Address: _____

To Whom It May Concern:

As owner or agent of 98 B KINNAIRD ST.

approval

Cambridge, Massachusetts, I do hereby declare

disapproval

of the installment of:

Off-Street Parking Facility located at _____

Signed: AA

Date: 10/12/12

Address: 98 B KINNAIRD, CAMBRIDGE, MA 02139



Ara Barsoumian < aragbarsoumian@gmail.com >

99 Kinnaird Curb Cut

virginia nivola < vnivola@verizon.net >
To: Ara Barsoumian < aragbarsoumian@gmail.com >

Sat, Oct 13, 2012 at 4:11 PM

Dear Mr. Barsoumian,
I have looked over your plans for moving the curb cut at 99 Kinnaird Street,
and I am happy to give you my approval for your proposed change.
Sincerely,
Virginia Nivola

[Quoted text hidden]

[Quoted text hidden]
<99 Kinnaird Curb Cut Proposal 10-11-12.pdf><120301 Kinnaird, PERSPECTIVE
TABLOID.pdf>



Ara Barsoumian < aragbarsoumian@gmail.com >

99 Kinnaird Curb cut.

Johanna Cockburn < johannacockburn@gmail.com >

Mon, Oct 15, 2012 at 10:53 AM

To: Ara Barsoumian < aragbarsoumian@gmail.com >

Ara,

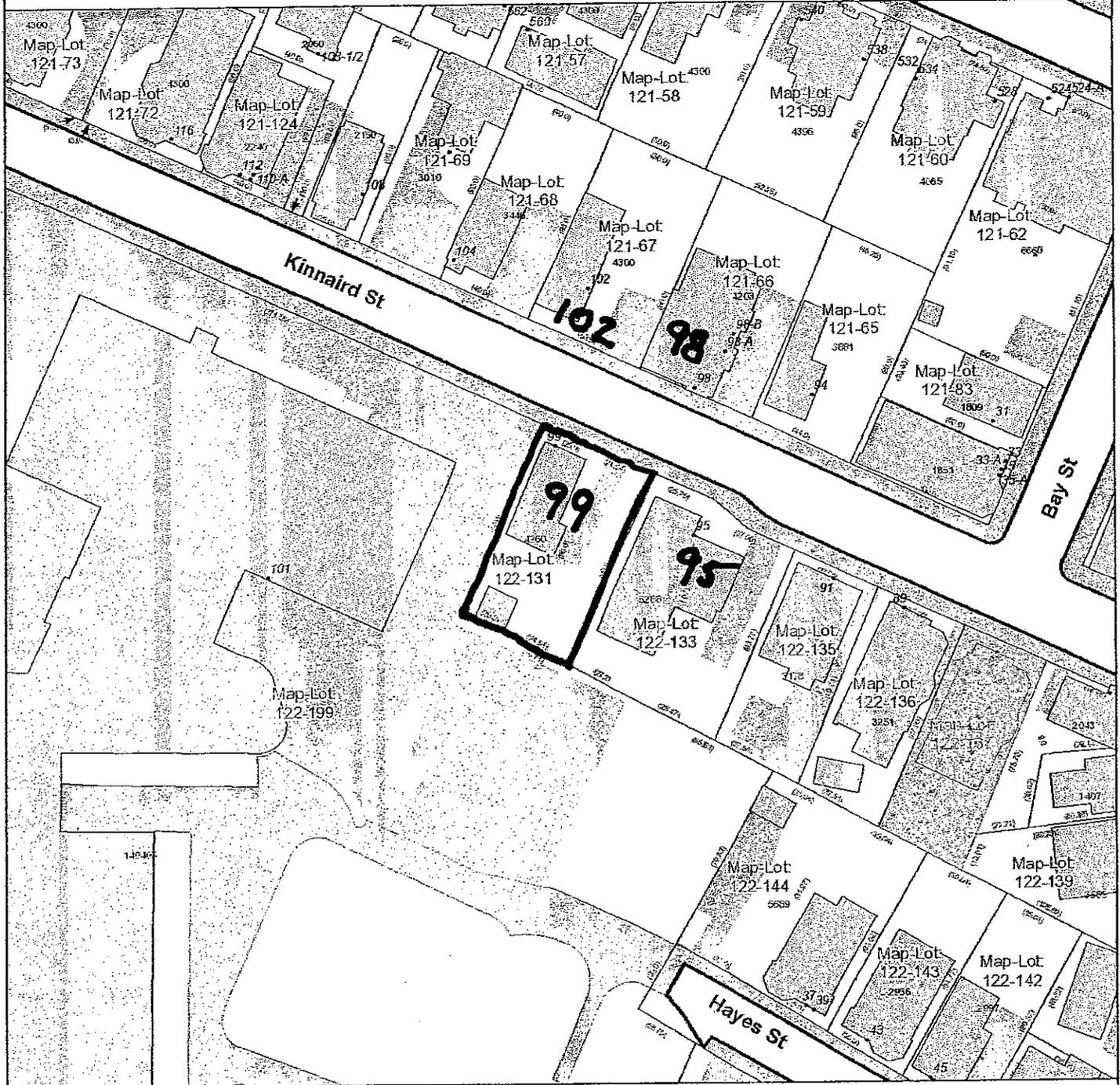
Please accept this email as a confirmation that my husband Iain cockburn and I, owners of 98a kinnaird st., support your application for a curb cut. If you have questions please contact me at 617 901 0725.

Thanks, Johanna

Sent from my iPhone

[Quoted text hidden]

ABUTTERS TO 99 KINNAIRD STREET

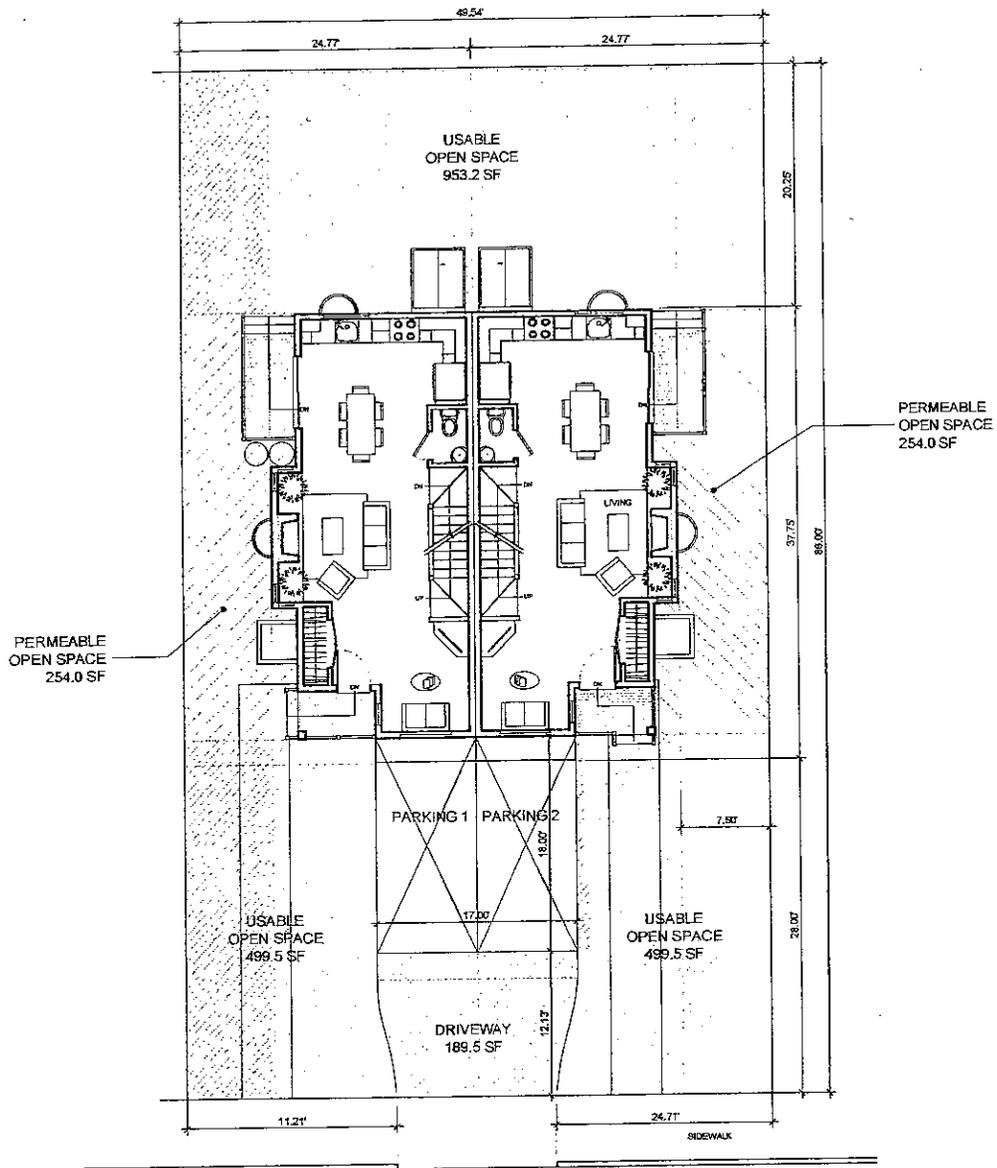


City of Cambridge
Massachusetts

1" = 60 ft

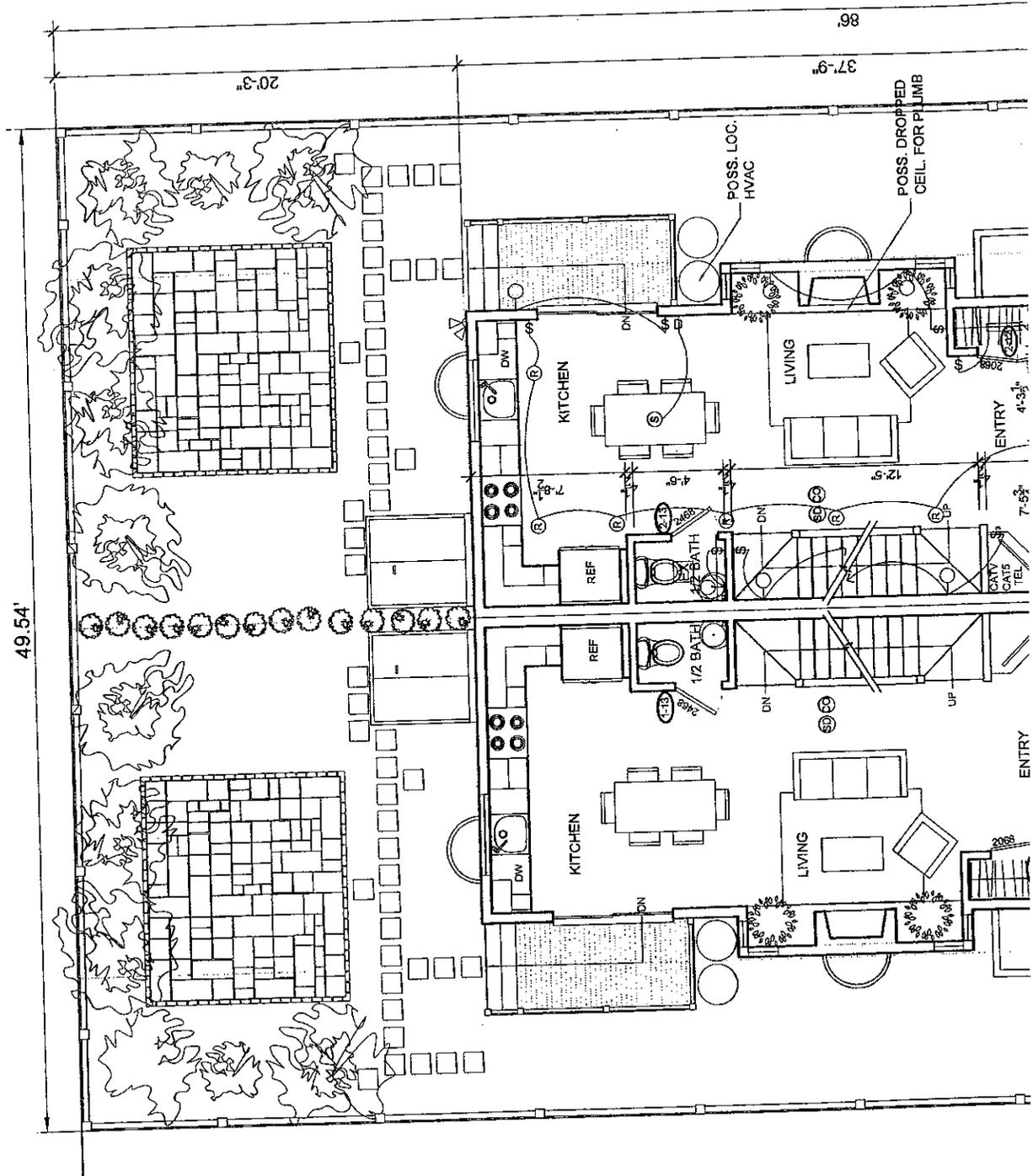
- Address
- Rail
- ▣ Building Footprints
- ▣ Parcels
- Paved Surfaces
 - ▣ Paved Roads
 - ▣ Bridges
 - ▣ Unpaved Roads
 - ▣ Unpaved Parking
 - ▣ Sidewalks
 - ▣ Driveways
 - ▣ Alleys
 - ▣ Paved Parking
 - ▣ Public Footpath

All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.



KINNAIRD STREET

USABLE OPEN SPACE = 1,952.2 SF
 (639 SF REQUIRED)
 PERMEABLE OPEN SPACE = 508.0 SF
 (639 SF MAXIMUM)
 TOTAL OPEN SPACE = 2,460.2 SF
 (1,278 SF REQUIRED)



49.54'

20'-3"

37'-9"

86'

KITCHEN

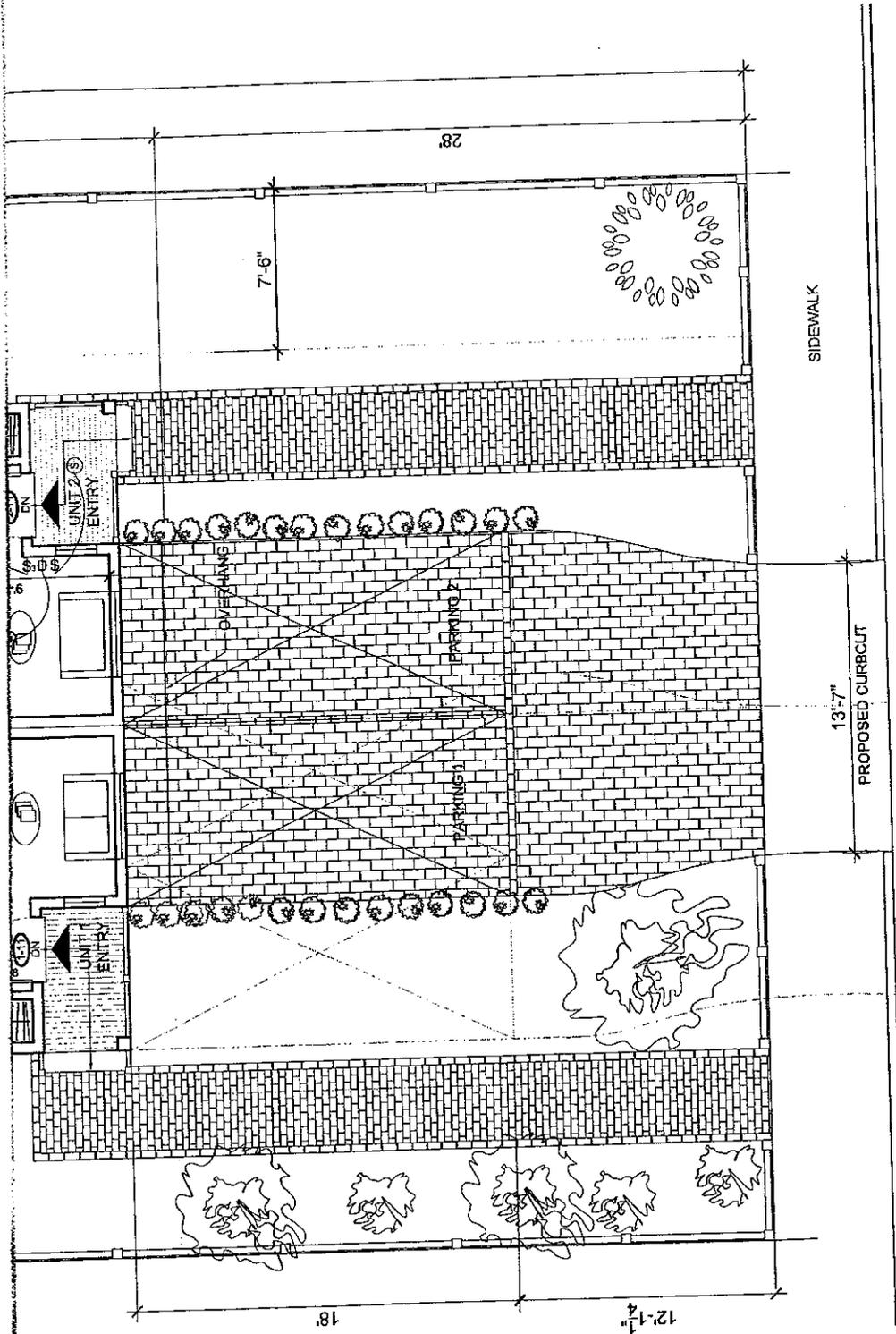
LIVING

REF

REF

KITCHEN

LIVING



KINNAIRD STREET

13'-7" EXISTING CURB CUT

13'-7" PROPOSED CURB CUT

SIDEWALK

28'

7'-6"

18'

12'-1 1/4"

UNIT ENTRY

UNIT ENTRY

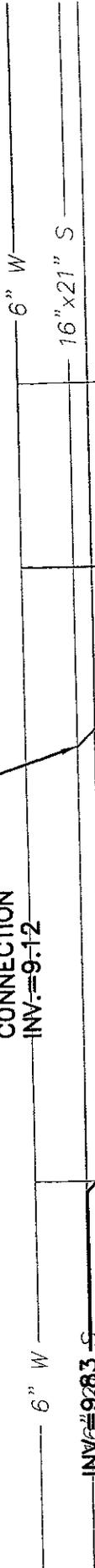
OVERHANG

PARKING

PARKING

DN

PROPOSED SEWER CONNECTION
INV.=9-12



GRIND AND OVERLAY KINNAIRD STREET AS REQUIRED

KINNAIRD STREET

(VARIABLE WIDTH - PUBLIC) CONC. ROADWAY

GRANITE

EDGESTONE

FLUSH

GRANITE

NYLOPLAST

RIM=20.40
INV.=17.00

INV. OUT=16.90
INV. OUT=17.50

PROP. LEACHING AREA FOR ROOF LEADERS (15'x5'x1'DEEP GRAVEL)
RIM=20.50
4" INV. IN=17.50
4" INV. OUT=17.40
BOTTOM OF STONE=16.40

CLEAN-OUT (TYP)

PROP. DRYWELL FOR BASEMENT DRAINS (2' DIA. WITH 2' OF STONE (SEE DETAIL

SIDEWALK S66'44"16"E

25.00'

PAVER

15.4'

15.0'

BRICK

2 STORY WOOD FRAME

38.6'

38.6'

FD

FD

2" COPPER TYPE K DRIVEWAY

BRICK PAVEMENT

6" PVC SDR 35

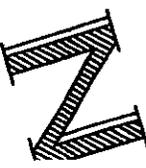
S=10%

BRICK PAVEMENT

BRICK PAVEMENT (TYP.)

2.7'

TORY FRAME



APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE

PART II: INSPECTIONAL SERVICES DEPARTMENT

Application approved Application denied

Reason: AS OF RIGHTS

Signature: [Signature] Date: 10/15/12

Title: Zoning

PART III: TRAFFIC AND PARKING DEPARTMENT

Application approved Application denied

Reason: Fence along sidewalk must not be higher than 3' or more than 50% opaque

Signature: [Signature] Date: 10-15-12

Title: Traffic Engineer

PART IV: HISTORICAL COMMISSION

Application approved Application denied

Reason: NEW CONSTRUCTION SITE WORK

Signature: [Signature] Date: 10/15/12

Title: PRESERVATION ADMINISTRATOR

PART V: PUBLIC WORKS DEPARTMENT

Application approved Application denied

Reason: [Signature]

Signature: [Signature] Date: 10/16/2012

Title: Superintendent of Streets & Sidewalks

Developer/Applicant is responsible for the installation/construction of curb cut and other sidewalk upgrade related to the curb cut.



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

October 15, 2012

Dear Neighborhood Representative:

This office is in receipt of a copy of an application from Ara Barsoumian, requesting to move the existing curb cut *at the premises numbered 99 Kinnaird 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
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

Cosgrove, Marybeth

From: LAWRENCE ADKINS [mrljadkins@msn.com]
Sent: Thursday, October 18, 2012 2:05 PM
To: aragbarsoumian@gmail.com; Cosgrove, Marybeth
Subject: RE: 99 Kinnaird

I have spoken with Ara for his curb cut, we "RNA" have not reason to not grant this request since all of the direct abutters are in favor of this curb cut. I am currently at a remote location and unable to place a physical signature on the required documents.

Thank You,

Lawrence J. Adkins
MRLJADKINS@msn.com
617-827-4961

Date: Thu, 18 Oct 2012 09:54:38 -0400
Subject: 99 Kinnaird
From: aragbarsoumian@gmail.com
To: mrljadkins@msn.com; mcosgrove@cambridgema.gov

Good morning Mr. Adkins.

It was a pleasure talking with you this morning, and thank you for supporting my project.

I just spoke with Ms. Marybeth Cosgrove, operations manager of the City, and she does require a signature on the form that was mailed out or a simple email to her, so she can put me on the schedule.

I have cc-ed her on this email, so you can just reply all.

Again, thank you very much.

Ara