

#08012012

6544 / 1

CITY OF CAMBRIDGE
INSPECTORIAL SERVICES

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

2012 AUG 20 AM 9:19

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.

RECEIVED

Once you have gathered this information on the application, it should be submitted to:

OCT 03 2012

Zoning Officer
Inspectional Services
831 Massachusetts Avenue
Cambridge, MA 02139

CAMBRIDGE HISTORICAL COMMISSION

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:

08 / 17 / 2012

PART I:

Address of proposed curb cut or off-street parking facility: 159 First Street	
Frontage: 100 Feet on Bent Street	Block and Lot: Map 16, Lot 6
Setback (distance from building to sidewalk): N/A (Site is currently a parking lot)	
Distance from proposed driveway to surrounding structures and property line:	Relocated curb cut will be approximately 22' from western property line and approximately 56' from eastern property line.
Dimensions of proposed driveway: 22 Foot Wide Driveway, 30 Feet at Curb Opening.	
Location of any trees, sign posts, fire hydrants, utility poles, etc., in direct vicinity of proposed driveway:	
1 existing parking meter is located in the proposed driveway opening. This parking meter will be relocated east of the proposed driveway on Bent Street.	

2012 OCT 24 AM 10 31

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

159 First Street Associates, LP

10 McTernan Street
Cambridge, MA 02139

(617) 868-5558

TRANSMITTAL:

TO: **Inspectional Services Department**
 831 Massachusetts Avenue
 Cambridge, MA 02139

Attn: Sean O'Grady, Zoning Officer

FROM: **159 First Street Associates, LP**
 10 McTernan Street
 Cambridge, MA 02139
 (617) 868-5558

From: Jeff Hirsch

DATE: August 17, 2012

RE: 159 First Street, Cambridge, MA

WE ARE TRANSMITTING

- DRAWINGS
- SPECIFICATIONS
- SUBMITTALS
- SKETCHES
- PRODUCT SAMPLES

- CHANGE ORDERS
- BILLINGS
- REQUEST FOR INFORMATION
- CONTRACTS
- OTHER(S)

COMMENTS / MESSAGE:

Please find attached the following:

- Memo to the Zoning Officer dated 08/16/12
- Completed "City of Cambridge Application for Driveway Cuts and Opening" application form
- Copy of the letter, diagrams and forms sent to the 159 First Street neighbors and abutters on 06/01/12
- Copies of the signed "City of Cambridge Application for Driveway Cuts and Opening" neighbor approval forms
- Copies of the certified mail receipts

Feel free to contact me with any questions at 617-388-0370



Jeff Hirsch, RA
159 First Street Associates, LP

159 First Street Associates, LP

10 McTernan Street
Cambridge, MA 02139

(617) 868-5558

MEMO

To: Sean O'Grady
Zoning Officer
Inspectional Services
831 Mass Ave.
Cambridge, MA 02139

From: Jeff Hirsch

Date: August 17, 2012

Subject: 159 First Street Curb Cut Relocation

159 First Street Associates, LP is requesting a new curb cut on Bent St. along with the closing of 3 existing curb cuts within close proximity. The 3 existing cuts and the 1 proposed new cut will service the existing surface parking lot. Two (2) of the existing curb cuts are located along the south side of Bent St, beginning approximately 125 ft. from First Street. They measure approximately 28'-6" and 24'-3" respectively, and are to be reduced to one (1) 30'-0" curb cut. This proposed curb cut would be located approximately 22 feet from the western property line and approximately 56' from the eastern property line. This revision may be used in the future for a proposed new residential complex development at 159 First Street. Along with this, the curb cut on the Rogers Street side of the site, approximately 23 ft. in length, will be eliminated as part of the overall scheme.

The 159 First Street parking lot will be restriped so that all the parking spaces meet code requirements for size, quantity, separation, distance and setbacks from property lines and existing buildings. The current number of parking spaces will remain unchanged.

Registered letters were mailed to all neighbors and abutters (see attached) of the property on 06/01/2012. The notice included a letter explaining the location of the curb cut and went on to ask for review and approval via a signed "City of Cambridge Application for Driveway Cuts and Opening" form from the recipients for the curb cut modification. The package included a return addressed stamped envelope and instructions for returning the form.

The letter received a total of 2 responses as of August 16, 2012.

Attached to this document please find the following attached:

- Copy of the letter, diagrams and forms sent to the 1991 Mass Ave. neighbors and abutters. on 06/01/2012
- Copies of the signed "City of Cambridge Application for Driveway Cuts and Opening" neighbor approval forms
- Copies of the certified mail receipts

159 First Street Associates, LP

10 McTernan Street
Cambridge, MA 02139

(617) 868-5558

- Completed "City of Cambridge Application for Driveway Cuts and Opening" application form

We are submitting the entire package as part of the curb cut application procedure. We believe that the dimensions and locations expressed within this application meet the requirements of the Cambridge Zoning Ordinance.

Please feel free to contact me with any questions or concerns.

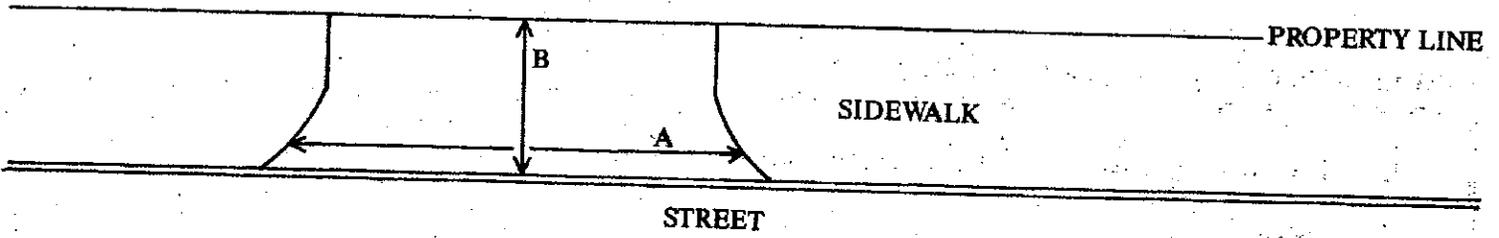
Regards:



Jeff Hirsch, RA
159 First Street Associates, LP

DRAWING 2:

SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE
CITY OF CAMBRIDGE



$A = \frac{22}{3} \text{ FT.} + 3 = 7.33 \text{ YARDS}$

$B = \frac{8}{3} \text{ FT.} = 2.67 \text{ YARDS}$

$A \times B = 19.56 \text{ SQUARE YARDS}$

COST ESTIMATE:

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

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

CONCRETE: 19.56 SQUARE YARDS \times \$40/SQUARE YARD = \$ 782

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:

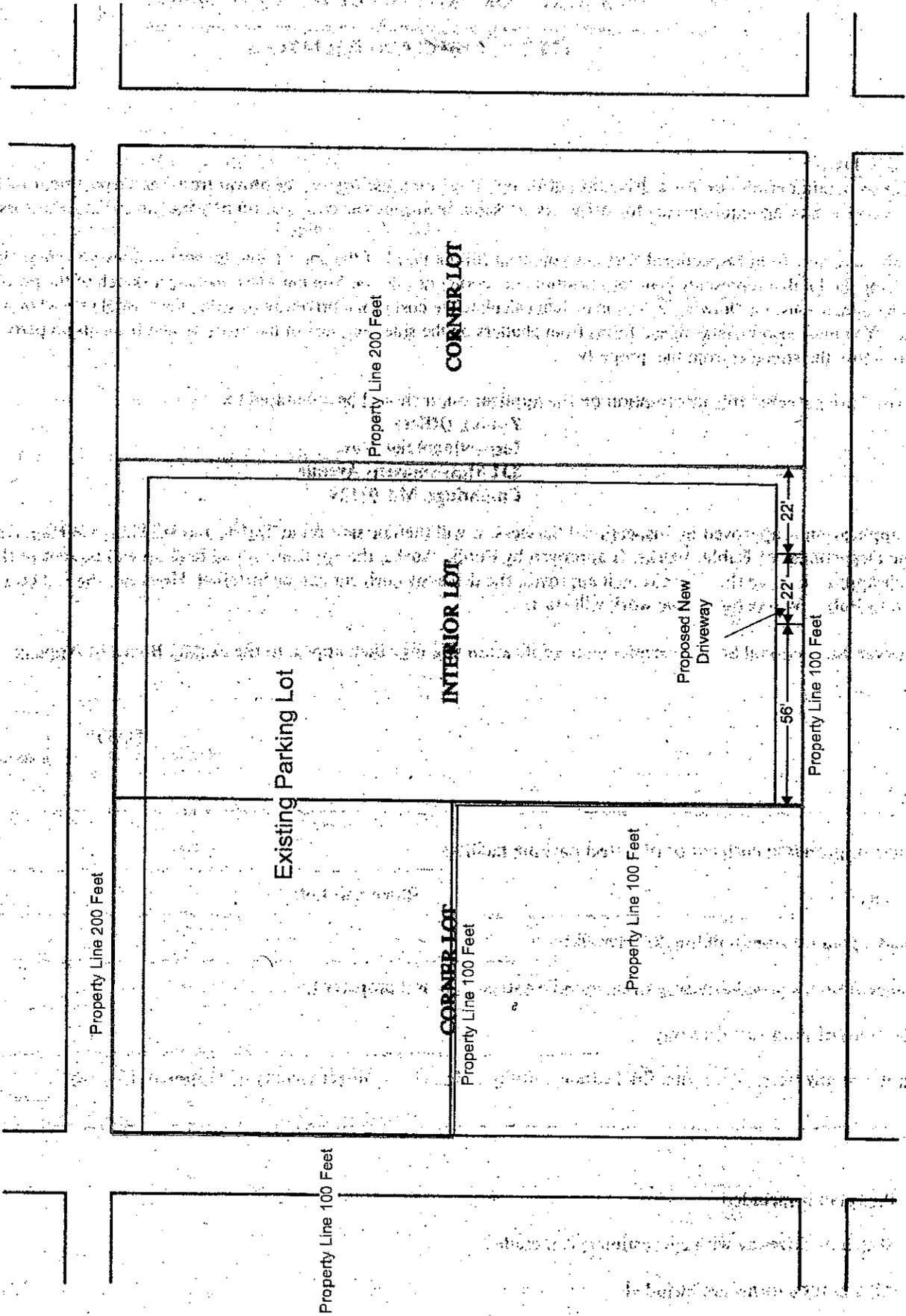
Owner's signature: _____ Date: 8/17/12

Address: 10 McTernan St Cambridge MA 02139

Funds Received: \$ _____ Check Number: _____

DRAWING 1:

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





June 01, 2012

Re: 159 First Street, Cambridge, MA

Dear Neighbors and Abutters to 159 First Street,

Recently our company, Urban Spaces, a local Cambridge real estate company, in partnership with the Michaels Organization of Philadelphia, has purchased the property and associated rights to 159 First Street in Cambridge MA. As such, we are looking to do some minor modifications to the parking lot layout and would like to remove our 2 existing curb cuts on Bent St. and replace them with one curb cut located as shown on the attached diagram.

This revision to the current curb cuts along Bent St. will also tie in to our future plan for redevelopment of the site. Some of you may have been involved with the special permit process during the past few years for the Planned Unit Development which includes the current surface parking lot at 159 First Street. Our goal is to build and develop this exciting project in the very near future.

Also enclosed in this letter, you will also find a City of Cambridge Application for Driveway Cuts and Opening form that we would like you to fill out and return in the pre-addressed stamped envelope. This is all part of the approval process and will be submitted to the City in the revised curb cut application.

Should you have any questions regarding this request please contact me at 617-868-5558.

Regards

A handwritten signature in black ink, appearing to read "Jeff Hirsch", written over a horizontal line.

Jeff Hirsch, RA
Vice President of Operations
Urban Spaces, LLC

10 McTernan Street
Cambridge, MA 02139
Phone: 617-868-5558 x112
Mobile: 617-388-0370
EFax: 206-350-0742
EMail: JHirsch@UrbanSpacesLLC.com

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTOR'S FORM

To Whom It May Concern:

As owner or agent of _____

approval

Cambridge, Massachusetts, I do hereby declare

disapproval

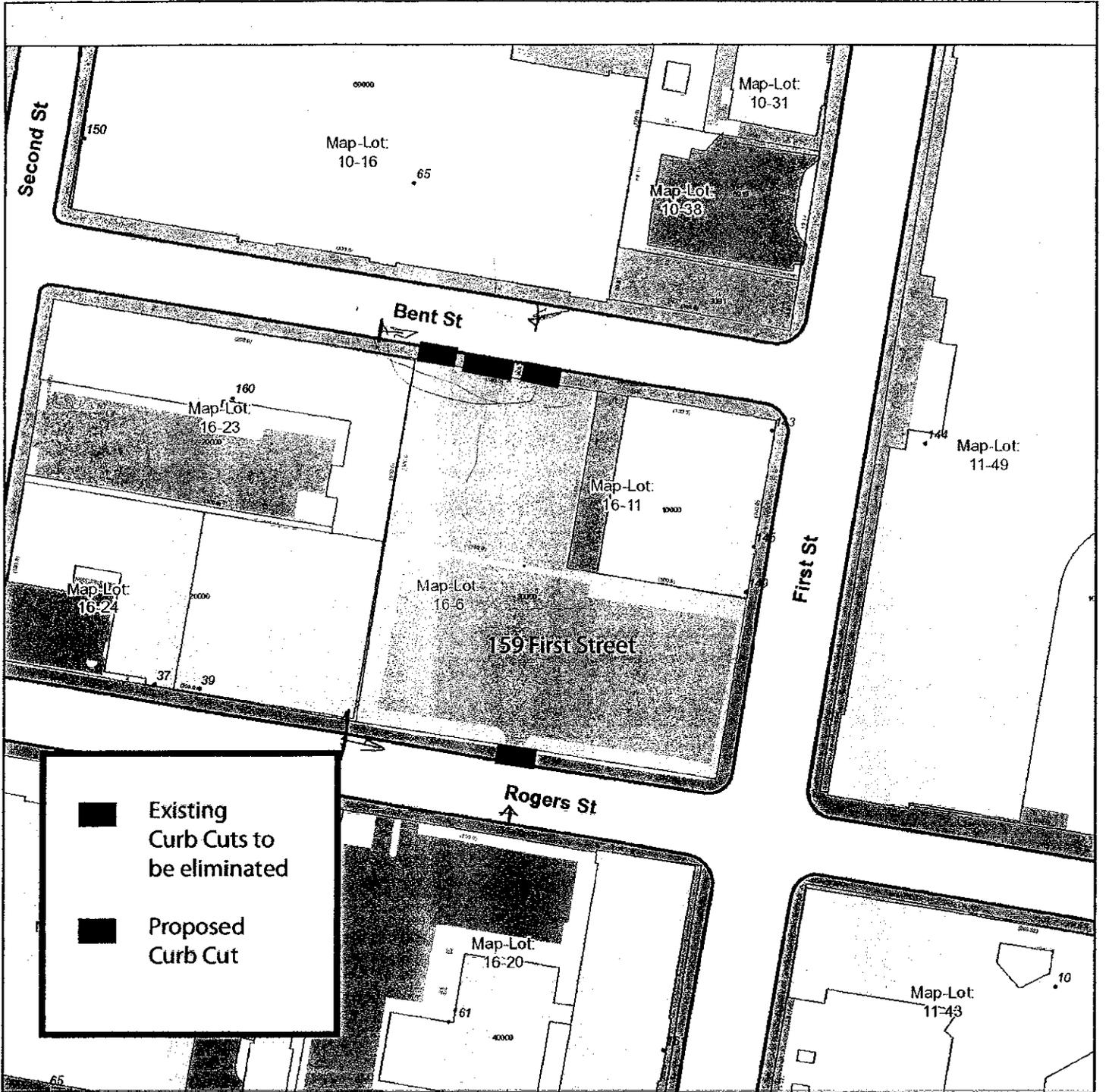
of the installment of:

Off-Street Parking Facility located at _____

Signed: _____

Date: _____

Address: _____



Existing Curb Cuts to be eliminated
 Proposed Curb Cut



City of Cambridge
Massachusetts

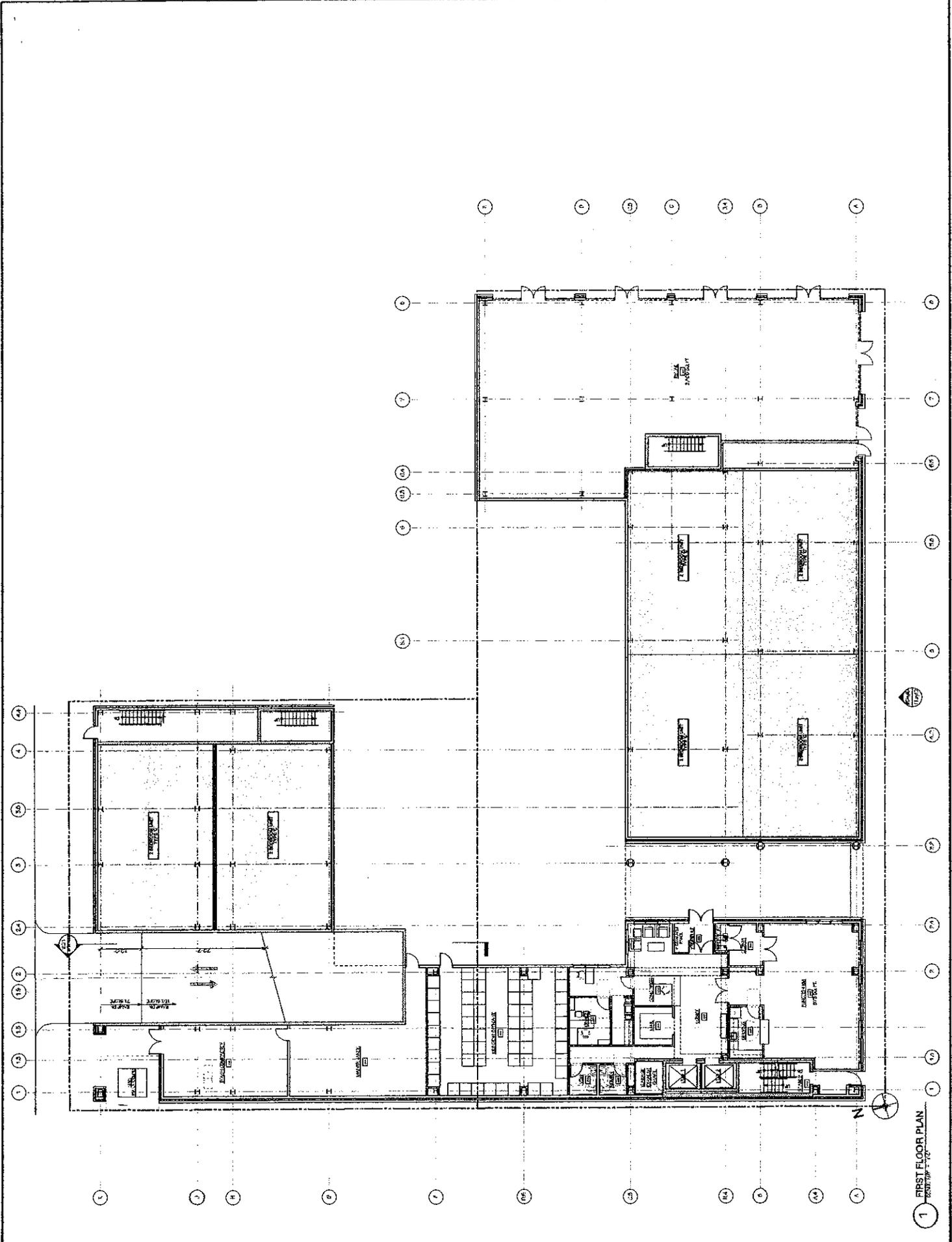
1" = 80 ft

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.

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

DATE:	10/20/2010
PROJECT:	PROPOSED MIXED-USE MULTI-FAMILY RESIDENTIAL DEVELOPMENT
NO.:	001
DATE:	10/20/2010
BY:	KL
CHECKED:	KL
SCALE:	AS SHOWN

DESIGN DEVELOPMENT



1 FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

NOT TO SCALE. DIMENSIONS SHOWN IN THIS PLAN SHALL CONTROL OVER ANY DIMENSIONS SHOWN ON ANY OTHER DRAWING.



Stantec Landscape Architecture
and Planning P.C.
471 Fortune Street
Boston, MA 02114
Tel. (617) 523-8103
www.stantec.com

Stantec

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The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to the architect immediately. The Contractor shall verify the accuracy of the data. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

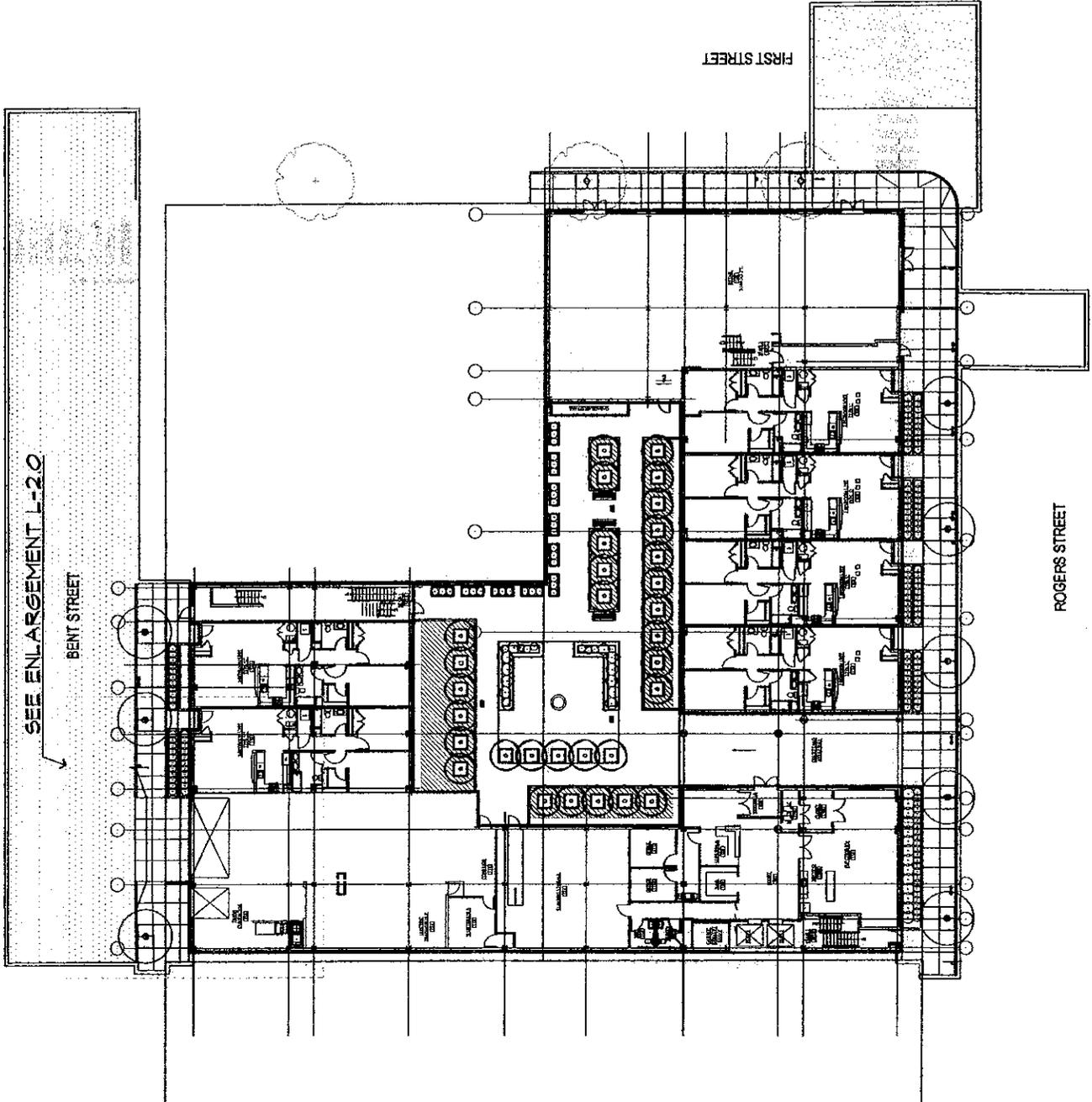


Client/Project
159 FIRST STREET ASSOCIATES, LP

159 FIRST STREET
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
Cambridge, MA

Title
FIRST FLOOR PLAN

Project No. 2110800870
Scale 1" = 40'-0"
Drawing No. L-1.0
Date September 28, 2012





Stantec Landscape Architecture
and Planning P.C.
141 Piedmont Street
Boston, MA, U.S.A. 02114
Tel. 617.523.8103
www.stantec.com

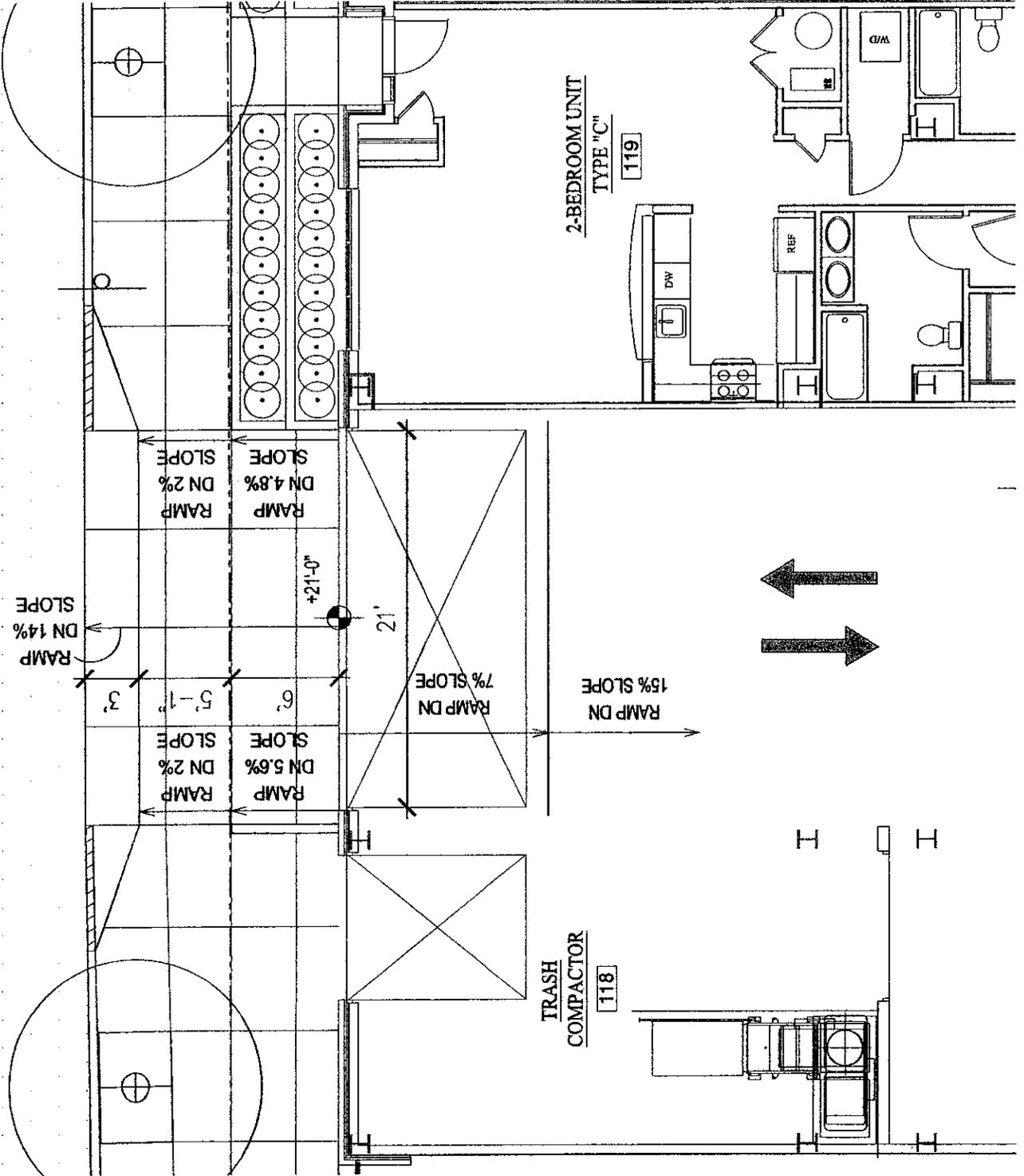
Stantec

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NORTH



Client/Project
159 FIRST STREET ASSOCIATES, LP

159 FIRST STREET
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
Cambridge, MA

Title
CURB CUT ENLARGEMENT

Project No.
210800870

Scale
1" = 10'-0"

Drawing No.
L-2.0

Date
September 28, 2012

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of Chang Shing Tso, Inc

approval
 disapproval

Cambridge, Massachusetts, I do hereby declare
of the installment of:

Off-Street Parking Facility located at _____

Signed: Kathy Huynh Date: 6-7-2012

Address: 371-39 ROGERS ST
Cambridge MA 02142

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of PROPERTY @ 141-149 FIRST ST., CAMBRIDGE

approval

Cambridge, Massachusetts, I do hereby declare

disapproval

of the installment of:

Off-Street Parking Facility located at 159 FIRST ST. CAMBRIDGE

Signed: Charles Denberg, D.A. D.J. Date: 06/12/2012

Address: 6 RAWSON RD, BROOKLINE, MA 02445

5599 1962 2361 6859
7009 3410 0002 2000 0146 6007

U.S. Postal Service
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 1.30
Certified Fee	\$2.95
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 4.25

0139
21 JUN 1 2012
Postmark Here
06/01/2012

Sent To
Ray Joe Limited Partnership
Street, Apt. No., or PO Box No. 160 Second St
City, State, ZIP+4 Cambridge MA 02142
PS Form 3800, August 2006 See Reverse for Instructions

6877 1962 2361 6877
7009 3410 0002 2000 0146 6007

U.S. Postal Service
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 1.30
Certified Fee	\$2.95
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 4.25

0139
21 JUN 1 2012
Postmark Here
06/01/2012

Sent To
Charles and David Danberg
Street, Apt. No., or PO Box No. 6 Rawson Road
City, State, ZIP+4 Brookline MA 02445
PS Form 3800, August 2006 See Reverse for Instructions

6839 1962 2361 6839
7009 3410 0002 2000 0146 6007

U.S. Postal Service
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 1.50
Certified Fee	\$2.95
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 4.45

0139
21 JUN 1 2012
Postmark Here
06/01/2012

Sent To
Charles Park Two, LLC
Street, Apt. No., or PO Box No. 1 Rogers St.
City, State, ZIP+4 Cambridge MA 02142
PS Form 3800, August 2006 See Reverse for Instructions

6849 1962 2361 6849
7009 3410 0002 2000 0146 6007

U.S. Postal Service
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 1.30
Certified Fee	\$2.95
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 4.25

0139
21 JUN 1 2012
Postmark Here
06/01/2012

Sent To
Best Associates LTD
Street, Apt. No., or PO Box No. 12 Lois Lane
City, State, ZIP+4 Lexington MA 02420
PS Form 3800, August 2006 See Reverse for Instructions

6869 1962 2361 6869
7009 3410 0002 2000 0146 6007

U.S. Postal Service
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 1.30
Certified Fee	\$2.95
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 4.25

0139
21 JUN 1 2012
Postmark Here
06/01/2012

Sent To
Mrs. of Albert Dao & Kathy Huyen
Street, Apt. No., or PO Box No. 36 Stollis Rd.
City, State, ZIP+4 Belmont MA 02478
PS Form 3800, August 2006 See Reverse for Instructions

6829 1962 2361 6829
7009 3410 0002 2000 0146 6007

U.S. Postal Service
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 1.30
Certified Fee	\$2.95
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 4.25

0139
21 JUN 1 2012
Postmark Here
06/01/2012

Sent To
A-R-E-MA Region No. 21, LLC
Street, Apt. No., or PO Box No. c/o Thompson Property Tax Ser
City, State, ZIP+4 Carlsbad CA 92008
PS Form 3800, August 2006 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

4899 7932 2000 074E 6002

Postage	\$ 1.30
Certified Fee	\$2.95
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 4.25

0139
 21
 Postmark
 Here
 JUN
 1
 06/01/2012
 02139

Sent To: Arnold J. Smith & Ruth M. Smith Trs.
 Street, Apt. No. or PO Box No.: 41 Fairview Road
 City, State, ZIP+4: Stoneham, MA 02180

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE

PART II: INSPECTIONAL SERVICES DEPARTMENT

Application approved Application denied

Reason: _____

Signature: _____ Date: 8/20/12

Title: Zoning

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: 10/3/12

Title: Preservation Planner

PART V: PUBLIC WORKS DEPARTMENT

Application approved Application denied

Reason: Contractor or Developer should coordinate with NSTOE/Verizon/Comcast to Relocate the Pole before the construction of the Driveway.

Signature: Jaya Niramanjan for W. Sawyer Date: 10/11/12

Title: Supervising Engineer



OFFICE OF THE CITY CLERK SEP 5 AM 10 55

CITY OF CAMBRIDGE

(617) 349-4260

FAX (617) 349-4269

tty/TDD (617) 492-0235

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

DONNA P. LOPEZ
INTERIM CITY CLERK

August 28, 2012

Dear Neighborhood Representative:

This office is in receipt of a copy of an application from Jeff Hirsch, 159 First Street Associates, LP, requesting a new curb cut along with the closing of three existing curb cuts *at the premises numbered 159 First 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

Neighborhood Association: East Cambridge Planning Team – Barbara Broussard

hereby approve disapprove of said driveway petition.

Comments: *they spoke to ECPT at a prior meeting*

Signature of authorized association representative

Daytime telephone no. *617 283 2141*

cc: Petitioner