

6549 6

# 0113 2013

2013 JAN 30 PM 1:29  
APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE



RECEIVED  
DPW  
1-26-13

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 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 choice 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: 01/31/13

PART I:

|   |   |
|---|---|
| Address of proposed curb cut or off-street parking facility:  | 563/603 Concord Ave. and 19 Wheeler St.       |
| Frontage: 378.56'   | Block and Lot: 267F-298, 267F-297             |
| Setback (distance from building to sidewalk):   | 25'-0" at Concord Ave., 10'-0" at Wheeler St. |
| Distance from proposed driveway to surrounding structures and property line:                                    | Refer to attached plans                       |
| Dimensions of proposed driveway:  | Refer to attached plans                       |
| Location of any trees, sign posts, fire hydrants, utility poles, etc., in direct vicinity of proposed driveway: | Refer to attached plans                       |

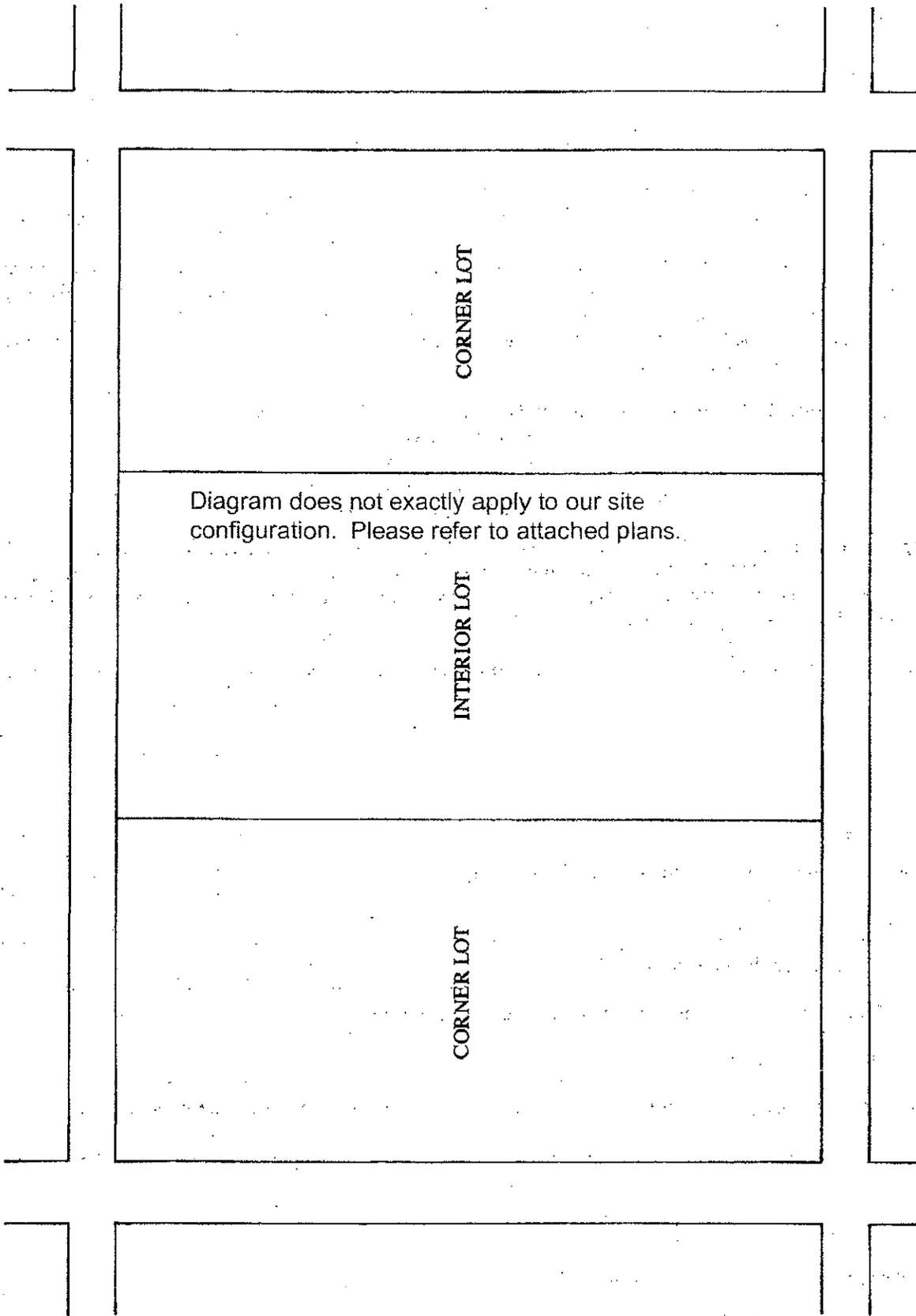
RECEIVED  
INSPECTIONAL SERVICES  
CITY OF CAMBRIDGE  
JAN 30 2013

22 6 50 11 500 512

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

**DRAWING 1:**

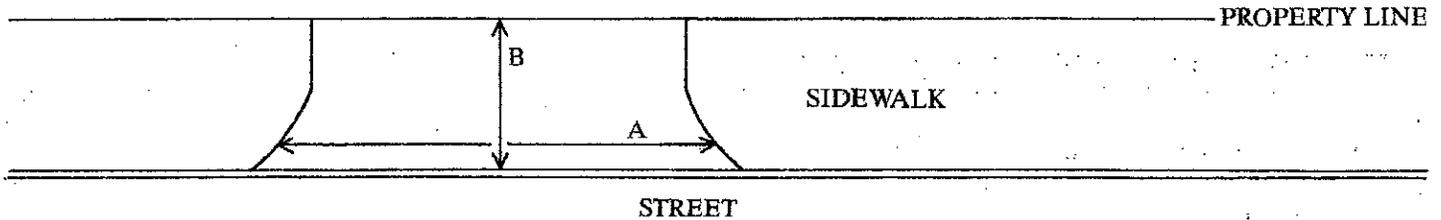
**PLEASE INDICATE LOCATION OF HOUSE AND DRIVEWAY.  
BE SURE TO GIVE DIMENSIONS OF LOT.**



DRAWING 2:

SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE

CITY OF CAMBRIDGE



Concord Ave. Driveway:

A = 25' FT. ÷ 3 = 8.33 YARDS

B = 12' FT. ÷ 3 = 4 YARDS

A x B = 33.33 SQUARE YARDS

Wheeler St. Driveway:

A = 22' FT / 3 = 7.33 Yards

B = 9.25' FT / 3 = 3.08 Yards

A x B = 22.6 Square Yards

COST ESTIMATE:

BRICK: 56 SQUARE YARDS x \$150/SQUARE YARD = \$ 8,400

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

CONCRETE: \_\_\_\_\_ SQUARE YARDS x \$90 /SQUARE YARD = \$ \_\_\_\_\_

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

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: ABODEZ Date: 1/30/13

Address: 277 BROADWAY CAMBRIDGE MA

Funds Received: \$ \_\_\_\_\_

Check Number: \_\_\_\_\_

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

BURLINGTON MA 01803

|  |                |      |               |
|--|----------------|------|---------------|
| Postage  | \$ 1.10        | 0139 |               |
| Certified Fee                                  | \$2.95         | 09   | Postmark Here |
| Return Receipt Fee (Endorsement Required)      | \$0.00         |      |               |
| Restricted Delivery Fee (Endorsement Required) | \$0.00         |      |               |
| <b>Total Postage &amp; Fees</b>                | <b>\$ 4.05</b> |      | 05/03/2012    |

Sent To  
**LINEAR RETAIL CAMBRIDGE # 1**  
 Street, Apt. No. or PO Box No. **1 BURLINGTON WOODS DR**  
 City, State, ZIP+4 **BURLINGTON MA 01803**  
 PS Form 3800, August 2006 See Reverse for Instructions

**U.S. Postal Service™**  
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NEWTON MA 02458

|  |                |      |               |
|--|----------------|------|---------------|
| Postage  | \$ 1.10        | 0139 |               |
| Certified Fee                                  | \$2.95         | 09   | Postmark Here |
| Return Receipt Fee (Endorsement Required)      | \$0.00         |      |               |
| Restricted Delivery Fee (Endorsement Required) | \$0.00         |      |               |
| <b>Total Postage &amp; Fees</b>                | <b>\$ 4.05</b> |      | 05/03/2012    |

Sent To  
**MARK COPPOLA, WORLW 114 TRUST**  
 Street, Apt. No. or PO Box No. **327 A WATERDOWN ST.**  
 City, State, ZIP+4 **NEWTON MA 02458**  
 PS Form 3800, August 2006 See Reverse for Instructions

CAMBRIDGE - CENTRAL SQUARE  
 CAMBRIDGE, Massachusetts  
 021399998  
 2407980139-0098  
 05/03/2012 (800)275-8777 12:00:58 PM

**Sales Receipt**

| Product Description | Sale Unit Qty | Price | Final Price |
|---------------------|---------------|-------|-------------|
|---------------------|---------------|-------|-------------|

NEWTON MA 02458 \$1.10  
 Zone-1 First-Class  
 Large Env  
 1.60 oz.  
 Expected Delivery: Fri 05/04/12  
 Certified \$2.95  
 Label #: 70093410000223635847

Issue PVI: \$4.05

BURLINGTON MA 01803 \$1.10  
 Zone-1 First-Class  
 Large Env  
 1.60 oz.  
 Expected Delivery: Fri 05/04/12  
 Certified \$2.95  
 Label #: 70093410000223635779

Issue PVI: \$4.05

Total: \$8.10

Paid by:  
 Cash \$10.00  
 Change Due: -\$1.90

7009 3410 0002 2363 5779  
 7009 3410 0002 2363 5847  
 7009 3410 0002 2363 5847

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS  
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of Reservoir Lots Trustees

approval

Cambridge, Massachusetts, I do hereby declare

disapproval

of the installment of:

Off-Street Parking Facility located at 563/603 Concord Ave. and 19 Wheeler St.

Signed: Paul Z Paul Kafesil Date: 1/15/12

Address: 25 Wheeler St. #314  
CAMBRIDGE, MA 02138

Attn: Phil Terzis  
Abodez Development  
277 Broadway  
Cambridge, MA 02138

**Date 1/16/13**

To whom it may concern,

These notes accompany the response from the Reservoir Lofts Condo Board.

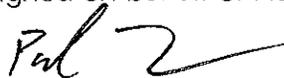
The number of curb cuts proposed is not an issue. However, making the curb cut on Wheeler St. flow just one way (into the new Abodez complex) would likely go a long way toward alleviating one of the major concerns current residents have with this new development. Specifically, the amount of time it takes to turn from Wheeler St. onto Concord Ave. is already incredibly long, and this development as currently proposed will undoubtedly make things much worse. The intersection of Wheeler and Concord already has a grade of 'F', as low as it can be, but estimates for the wait time showed large increases based on the current proposal.

If the curb cut on Wheeler St. for the new property were a one-way entrance (rather than an entrance/exit), traffic from the new complex would instead exit directly onto Concord Avenue. This would likely greatly lessen the impact of the new development on traffic and wait times.

Another relevant concern is the safety of having two exits onto Wheeler right next to one another. The existing exit from Reservoir Lofts comes up from a subterranean garage, making it difficult to see other traffic.

Given the above, the Reservoir Lofts board urges the city to consider requiring that the curb cut on Wheeler St. be an entrance to the property only, thereby pushing all exiting traffic directly onto Concord Avenue.

Signed on behalf of Reservoir Lofts,



Paul Kafasis, Trustee

cc: Cambridge City Council,  
Cambridge Department of Traffic, Parking and Transportation



May 3, 2012

Mark Coppola, Trustee  
World 114 Nominee Trust  
327A Watertown St.  
Newton, MA 02458

Dear Mr. Coppola,

We have received a Special Permit from the City of Cambridge to develop our properties at 563/603 Concord Avenue and 19 Wheeler Street in Cambridge. These are the former gas station on the corner of Concord and Wheeler Streets, and the parking lot on Wheeler Street next to the former gas station.

We are proposing to build approximately 61 housing units on the property, and a ground floor retail space of approximately 7,000 square feet. To accommodate the proposed project's parking layout, we are planning to close the existing 5 curb cuts and replace them with only 2 curb cuts.

We are sending this letter to you because you are listed in the City of Cambridge Assessor's database as the owner or owner's representative of the abutting property. The City of Cambridge requires that we notify abutters of the changes to the curb cuts proposed for the redevelopment of the property.

Attached is a site plan showing the proposed curb cut locations on Concord Avenue and Wheeler Streets, (indicated in red type face on the plan). Also attached is a form for you to fill out, indicating either your approval or disapproval of this change to the curb cut locations. We would appreciate it if you could fill out the form and return it to us in the attached stamped/self-addressed envelope, so that we may deliver your response to the City of Cambridge.

Please let us know if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Phil Terzis", written over a circular stamp or seal.

Phil Terzis

VP Project Planning  
Abodez Development  
277 Broadway,  
Cambridge, MA 02139  
Phone: (978) 771-5584  
Email: pterzis@abodez.com



May 3, 2012

Linear Retail Cambridge #1  
1 Burlington Woods Drive,  
Burlington, MA 01803

Dear Property Owner,

We have received a Special Permit from the City of Cambridge to develop our properties at 563/603 Concord Avenue and 19 Wheeler Street in Cambridge. These are the former gas station on the corner of Concord and Wheeler Streets, and the parking lot on Wheeler Street next to the former gas station.

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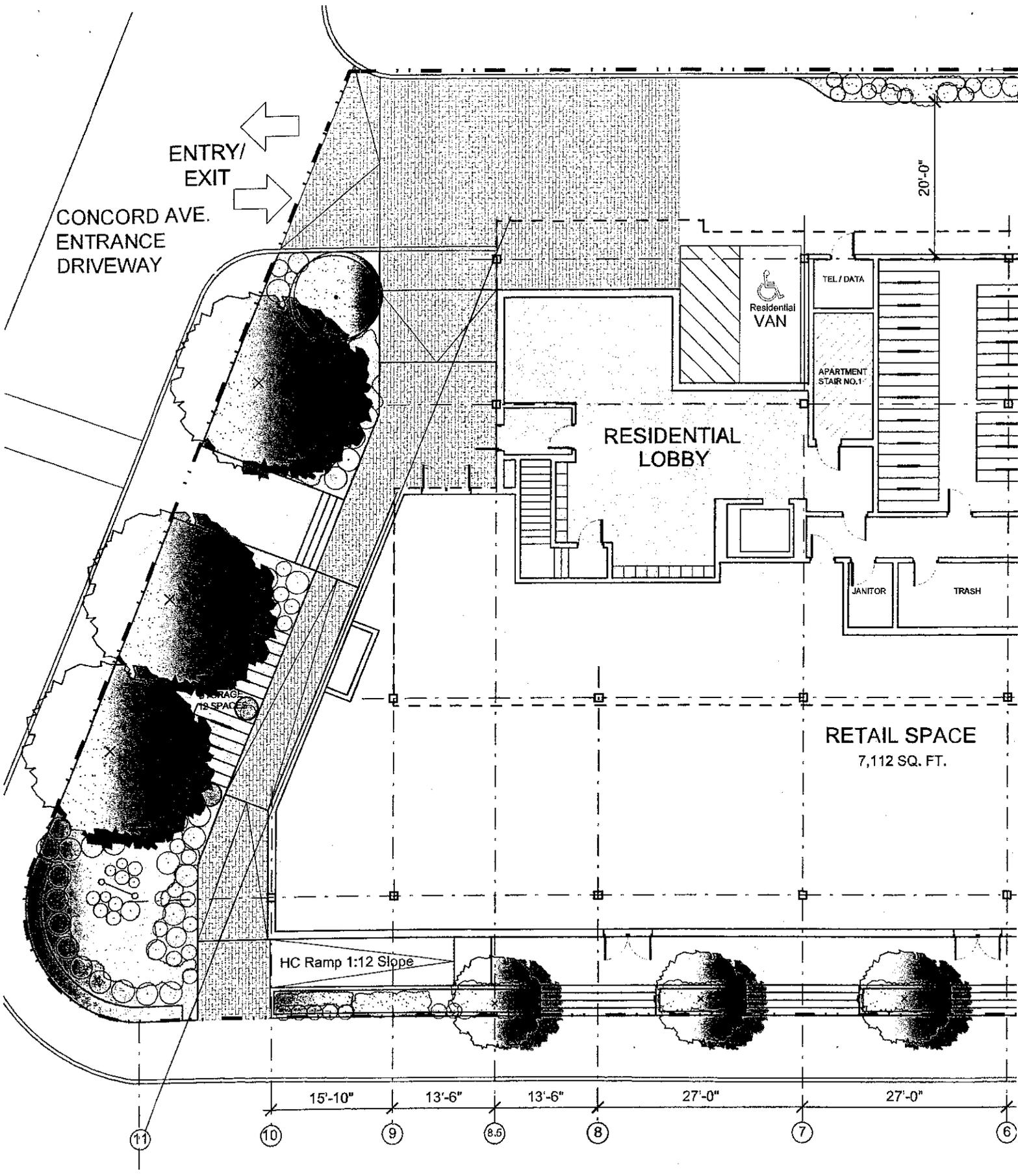
Please let us know if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Phil Terzis", with a horizontal line extending to the right.

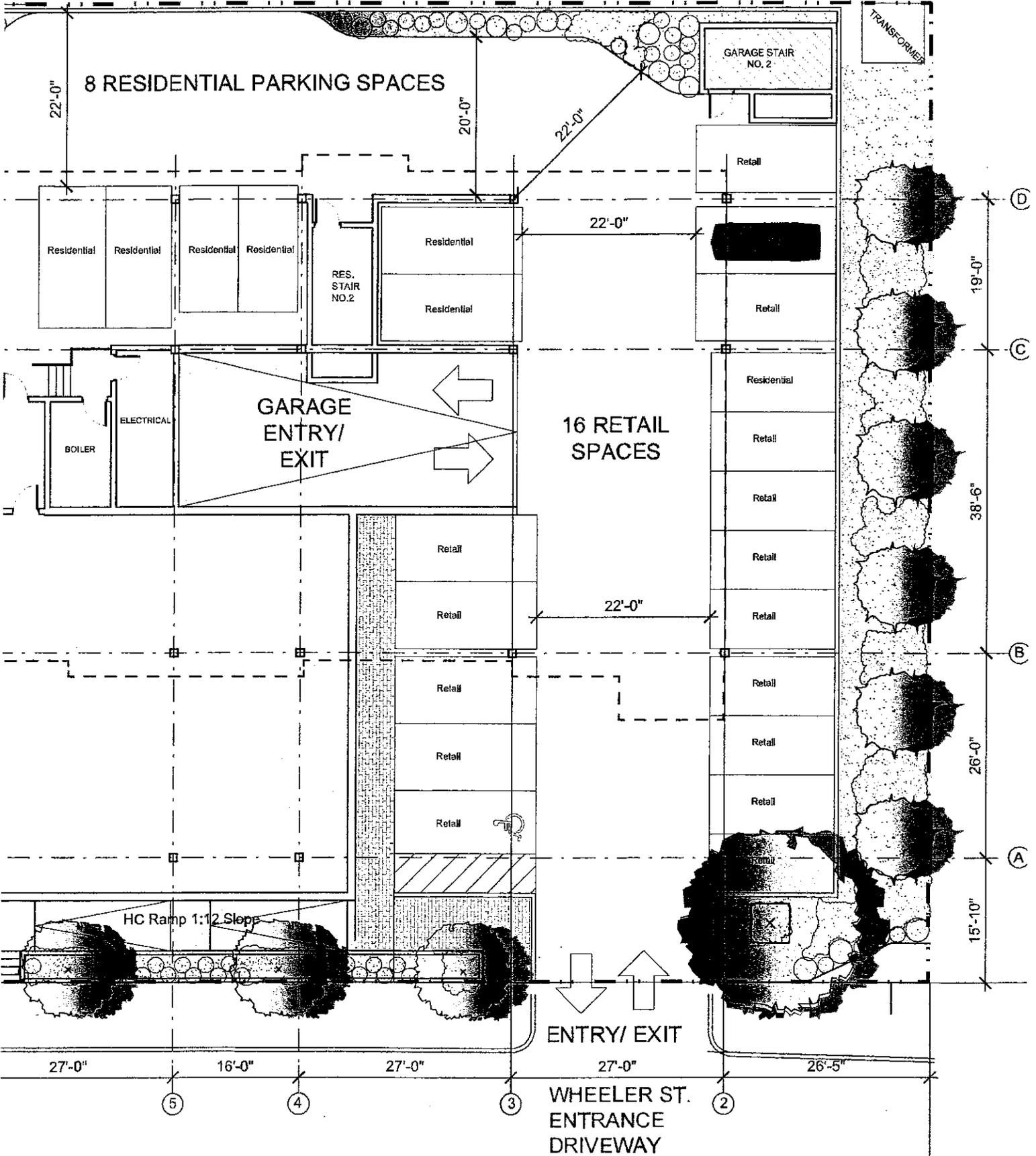
Phil Terzis

VP Project Planning  
Abodez Development  
277 Broadway,  
Cambridge, MA 02139  
Phone: (978) 771-5584  
Email: pterzis@abodez.com

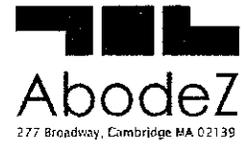


# CONCORD - WHEELER

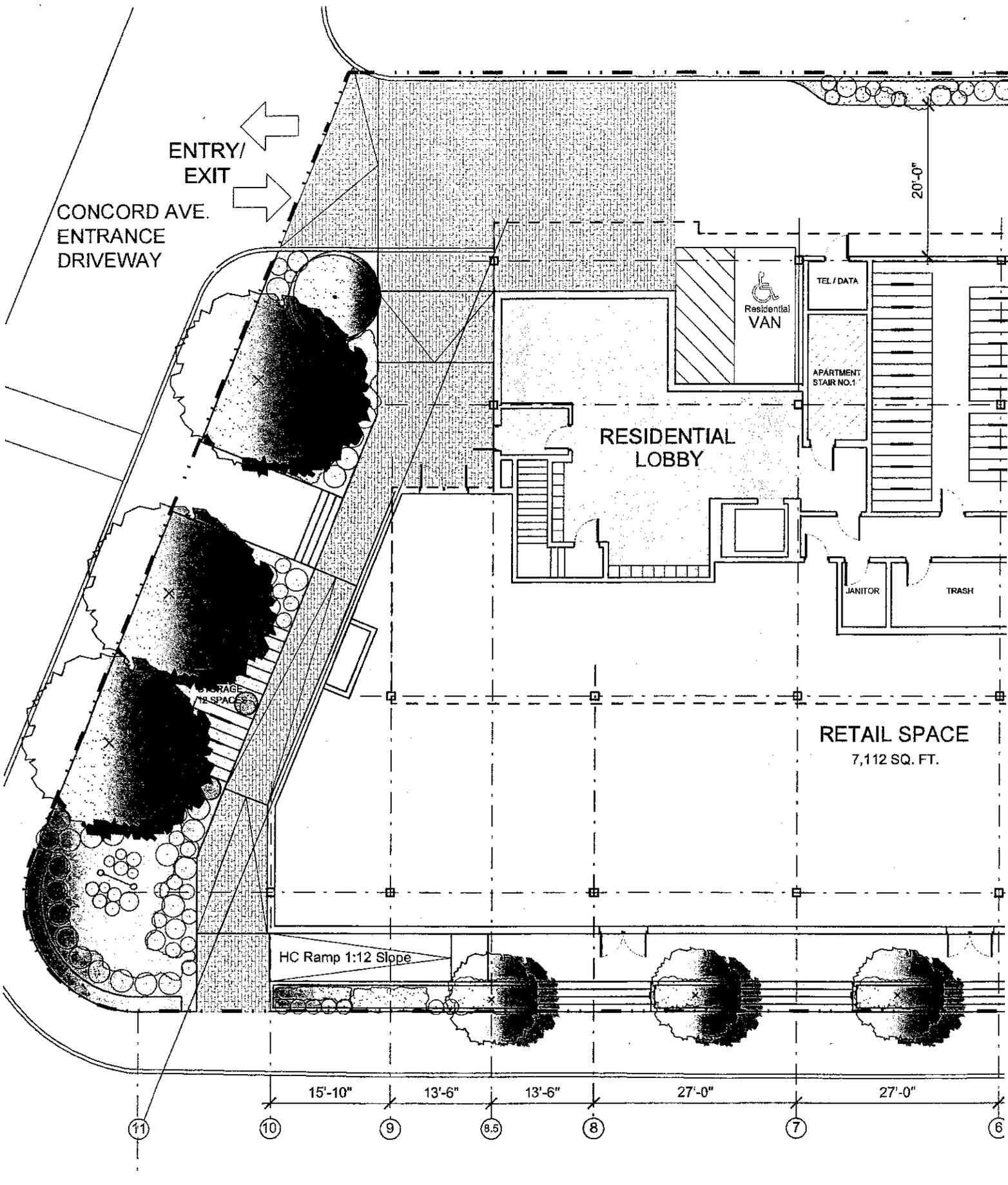
Cambridge, MA



GROUND FLOOR  
PLAN

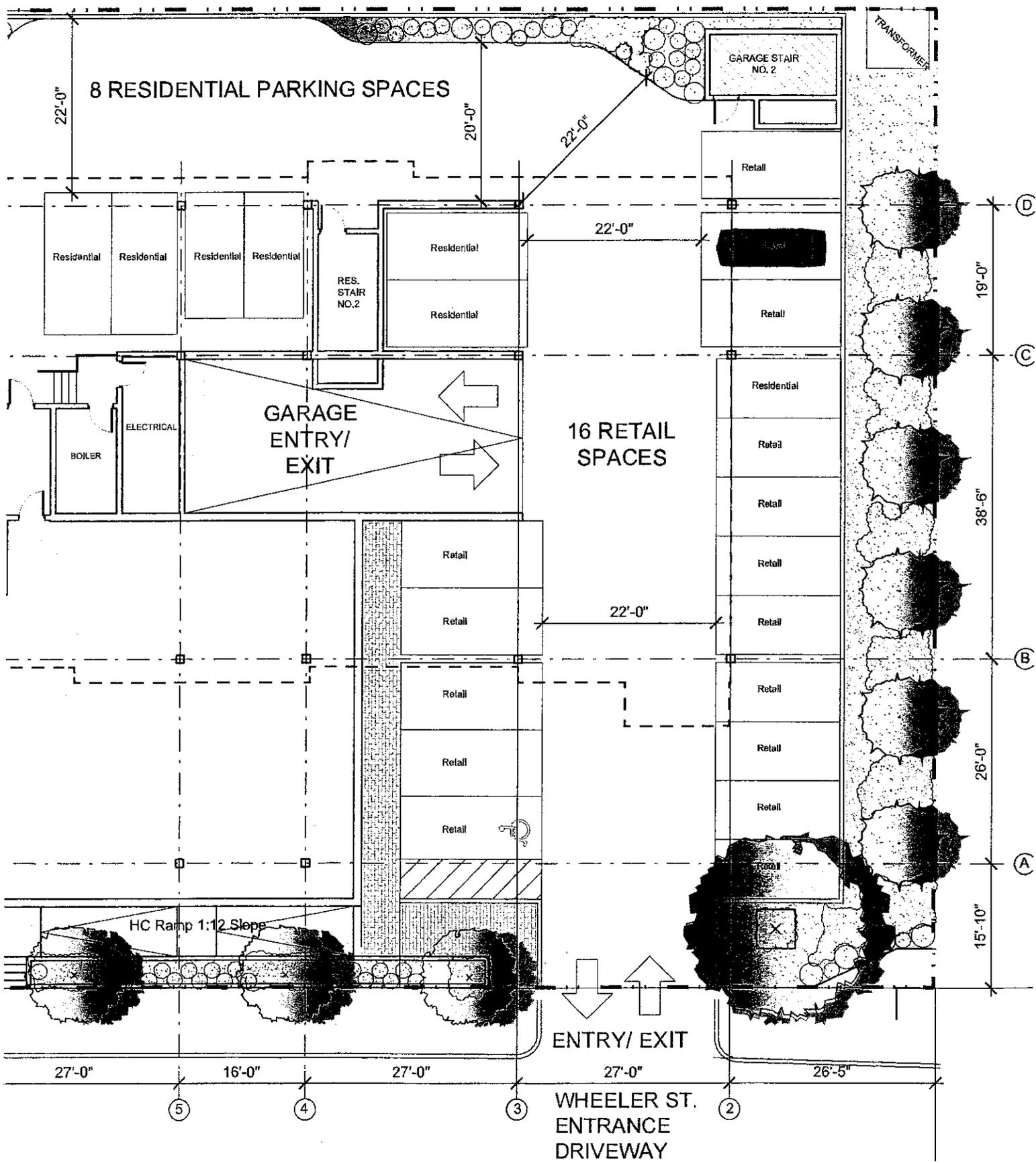


DATE: 16 APR 12  
PROJECT No: 10008  
DRAWN BY: KL  
SCALE: 1/16" = 1'

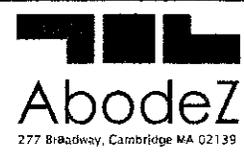


# CONCORD - WHEELER

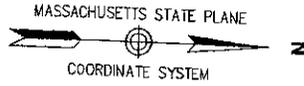
Cambridge, MA



**GROUND FLOOR  
PLAN**



DATE: 16 APR 12  
 PROJECT No: 10008  
 DRAWN BY: KL  
 SCALE: 1/16" = 1'



CONCORD  
WHEELER  
Cambridge, MA

Developer



Architect

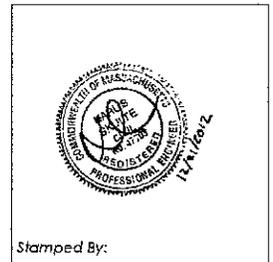
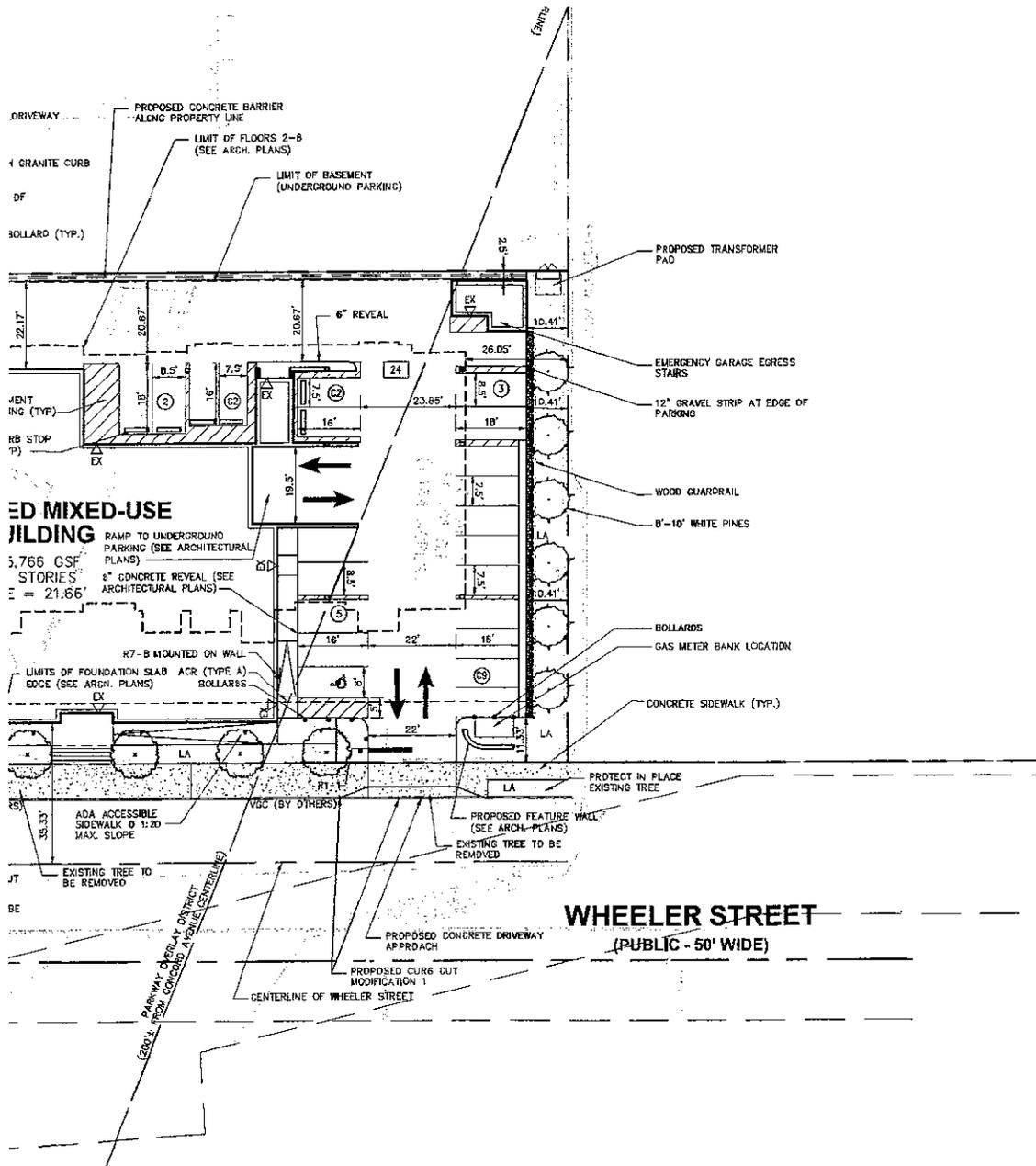


Consultant



GENERAL NOTES:

1. THIS DRAWING MUST BE USED IN CONJUNCTION WITH THE PROJECT MANUAL, STRUCTURAL DRAWINGS, AND MECHANICAL, ELECTRICAL, PLUMBING & FIRE PROTECTION DRAWINGS. PROJECT PARTICIPANTS SHOULD REPORT & RESOLVE INCONSISTENCIES WITH THE ARCHITECT & OBTAIN THE ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH WORK.
2. DO NOT SCALE MANUALLY OR ELECTRONICALLY FROM THIS DRAWING.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS & CONDITIONS BEFORE PROCEEDING WITH ANY WORK, AND SHALL BE RESPONSIBLE FOR SAME.



Stamped By:  
 Drawn By: JVC  
 Checked By: KPS  
 Date: 12/22/12

Revisions

| No. | Description |
|-----|-------------|
|     |             |
|     |             |
|     |             |
|     |             |
|     |             |
|     |             |
|     |             |
|     |             |
|     |             |
|     |             |

Project No.  
 File Name:  
 Drawing Title: Site Layout Plan

PROGRESS SET  BID SET  PERMIT SET  CONSTRUCTION SET



Sheet No. C-2  
 Scale: 1"=20'



APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE

PART II: INSPECTIONAL SERVICES DEPARTMENT

Application approved       Application denied

Reason: \_\_\_\_\_

Signature: [Signature]      Date: 1/31/13

Title: \_\_\_\_\_

PART III: TRAFFIC AND PARKING DEPARTMENT

Application approved       Application denied

Reason: \_\_\_\_\_

Signature: [Signature]      Date: 2-4-13

Title: Traffic Engineer

PART IV: HISTORICAL COMMISSION

Application approved       Application denied

Reason: \_\_\_\_\_

Signature: Sarah Burles      Date: 2/26/13

Title: Preservation Planner

PART V: PUBLIC WORKS DEPARTMENT

Application approved       Application denied

Reason: \_\_\_\_\_

Signature: [Signature]      Date: 3/5/2013

Title: Superintendent of Streets & Sidewalks

OWNER/Developer is responsible for the installation/Construction of Curb cut. Street opening permit must be sent from Public Works



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

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

2013 FEB 14 8 11 55
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

DONNA P. LOPEZ
INTERIM CITY CLERK

February 5, 2013

Dear Neighborhood Representative:

This office is in receipt of a copy of an application from Phil Terzis, Abodez, Development, requesting to close the existing five curb cuts and replace them with two cuts at the premises numbered 563/603 Concord Avenue and 19 Wheeler 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

Cambridge Highlands Neighborhood Association - Ann Tennis

hereby X approve disapprove of said driveway petition.

Comments: Spoke w/ Phil who dis agreed & we are fine with it.

Signature of authorized association representative Ann M-Tennis

Daytime telephone no. 617-515-2722

cc: Petitioner