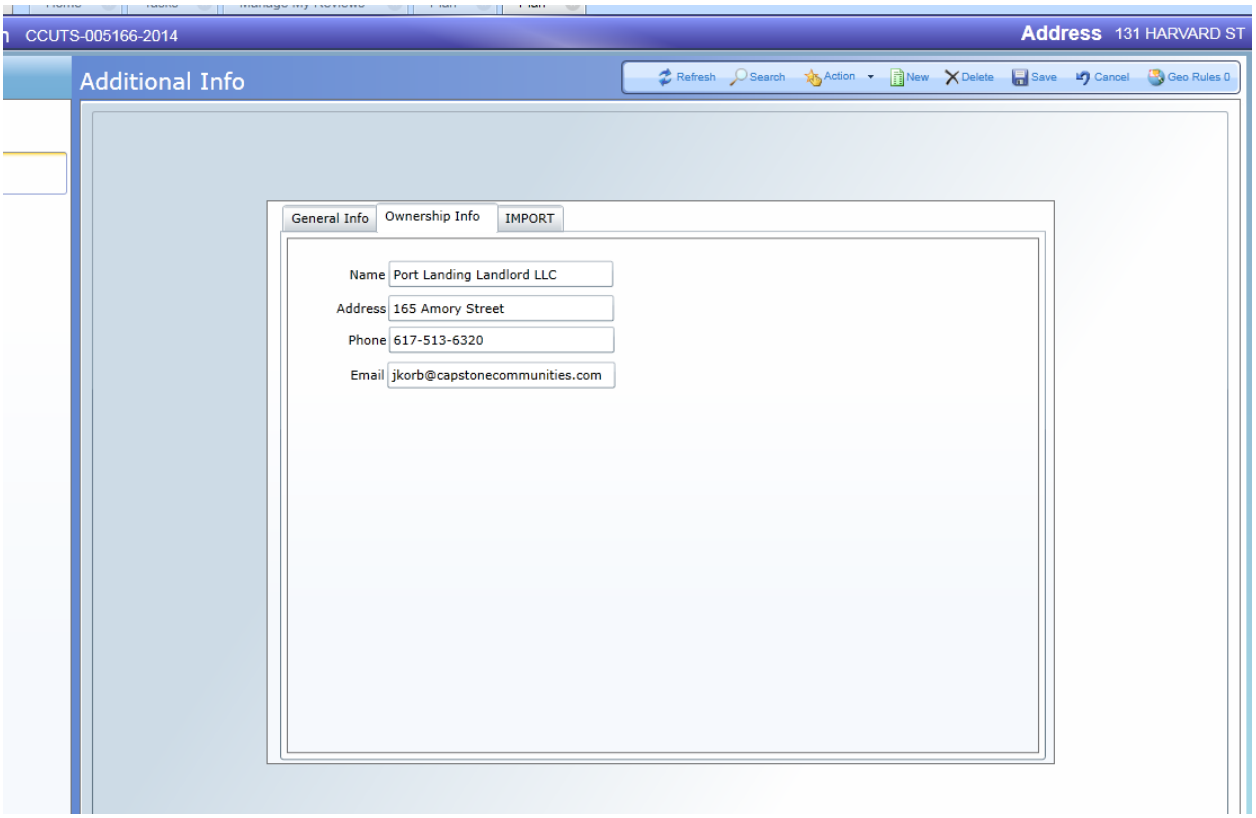
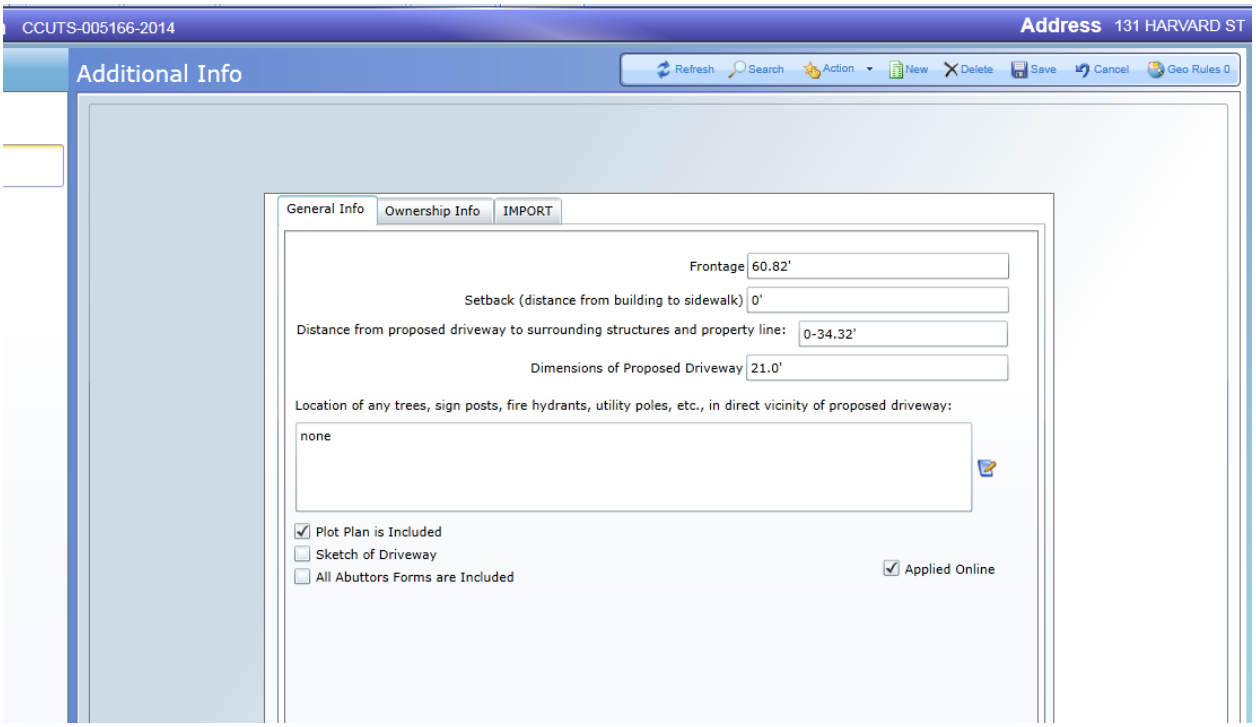
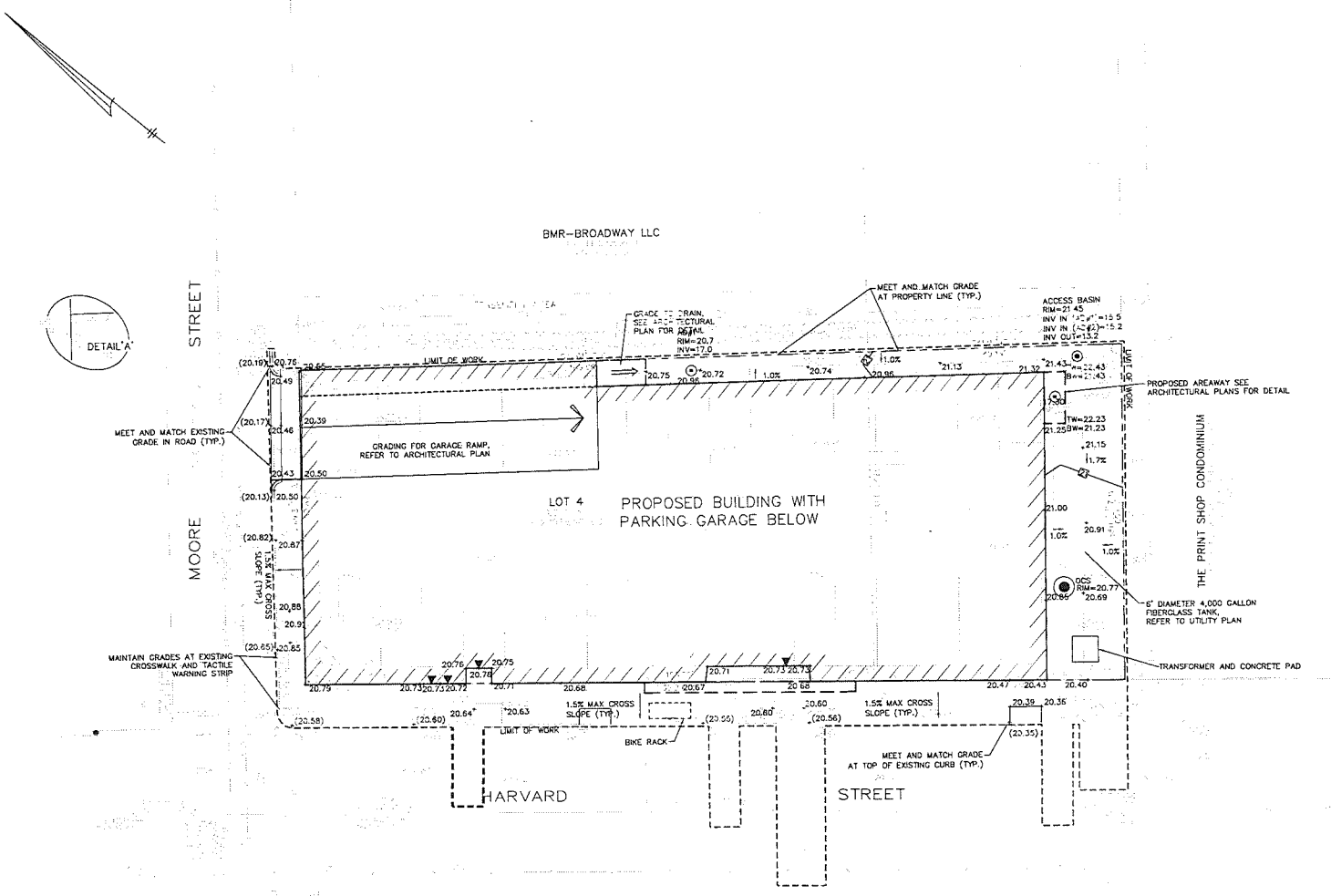

CCUTS-005166-2014
Address 131 HARVARD ST
Additional Info
Refresh
Search
Action
New
Delete
Save
Cancel
Geo Rules 0
General Info
Ownership Info
IMPORT
Name Port Landing Landlord LLC
Address 165 Amory Street
Phone 617-513-6320
Email jkorb@capstonecommunities.com


CCUTS-005166-2014
Address 131 HARVARD ST
Additional Info
Refresh
Search
Action
New
Delete
Save
Cancel
Geo Rules 0
General Info
Ownership Info
IMPORT
Frontage 60.82'
Setback (distance from building to sidewalk) 0'
Distance from proposed driveway to surrounding structures and property line: 0-34.32'
Dimensions of Proposed Driveway 21.0'
Location of any trees, sign posts, fire hydrants, utility poles, etc., in direct vicinity of proposed driveway:
none
Plot Plan is Included
Sketch of Driveway
All Abuttors Forms are Included
Applied Online



PCA ARCHITECTURE INTERIORS PLANNING

PRELLWITZ / CHILINSKI ASSOCIATES INC
221 Hampshire Street Cambridge MA 02139
T 617-547-6120 F 617-661-4966
www.prellwitzchilinski.com pcamail@prellchil.com

applicant
CAPSTONE COMMUNITIES LLC
165 Amory Street
Cambridge, MA 02139
TEL# (617) 513-61320

civil engineer
NITSCH ENGINEERING, INC.
2 Center Plaza, Ste. 430
Boston, MA 02108
TEL# (617) 338-0063
FAX# (617) 338-6472

surveyor
HANCOCK ASSOCIATES
185 Centre Street
Danvers, MA 01923
TEL# (978) 777-3050

PORT LANDING

131 HARVARD STREET, CAMBRIDGE MA

Revisions:

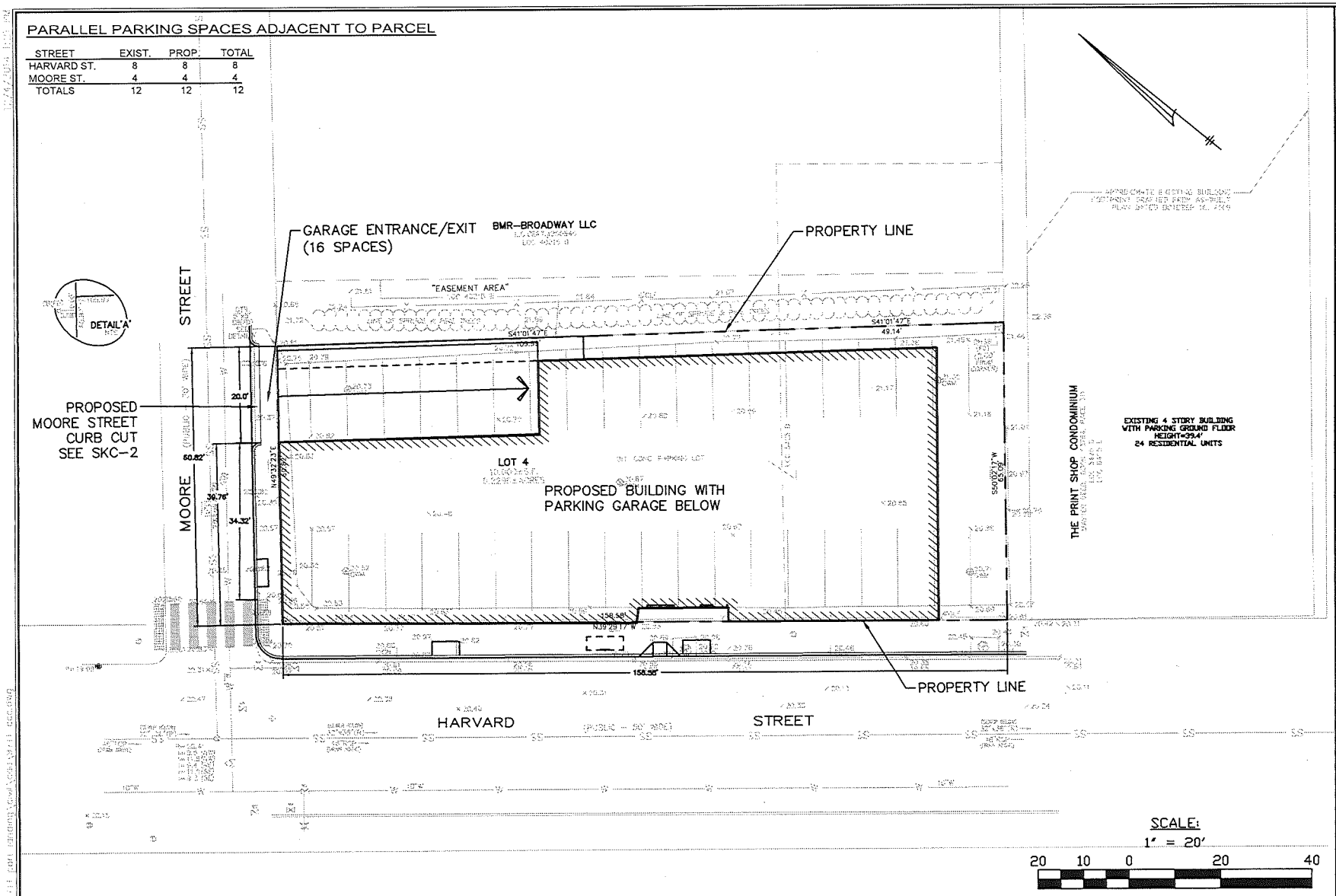
Date: November 10, 2014
Scale 1" = 10'
Drawn by:MLD Checked by AAG
Project:Nitsch #9711

Title:
GRADING PLAN

Drawing:
C3-0

PARALLEL PARKING SPACES ADJACENT TO PARCEL

STREET	EXIST.	PROP.	TOTAL
HARVARD ST.	8	8	8
MOORE ST.	4	4	4
TOTALS	12	12	12



SCALE:
1" = 20'

20 10 0 20 40

Nitsch Engineering

www.nitscheng.com
2 Center Plaza, Suite 430
Boston, MA 02108
T: (617) 338-0063
F: (617) 338-6472

- Civil Engineering
- Land Surveying
- Transportation Engineering
- Sustainable Site Consulting
- Planning
- GIS

CURB CUT PLOT PLAN
PORT LANDING
131 HARVARD STREET, CAMBRIDGE MA

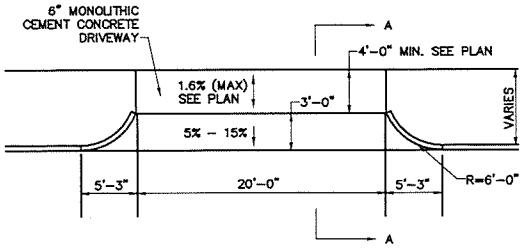
PREPARED FOR
CAPSTONE COMMUNITIES LLC &
HOPE REAL ESTATE ENTERPRISES LLC

PROJECT #: 9711
FILE: 9711CCC.DWG
SCALE: 1"=20'
DATE: 07/24/2014
PROJECT MGR:
SURVEYOR:
DRAFTED BY: MLD
CHECKED BY: AAG

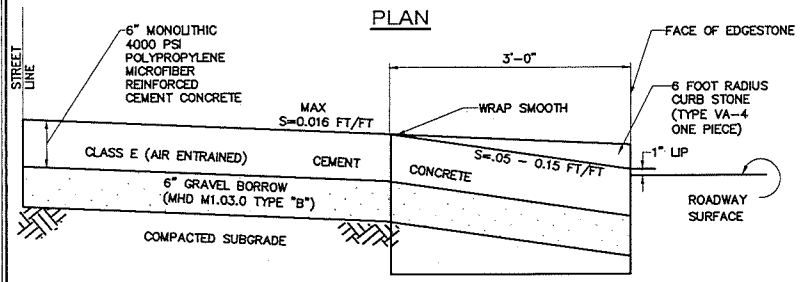
SHEET: 1

SKC-1

OF 2 REV.



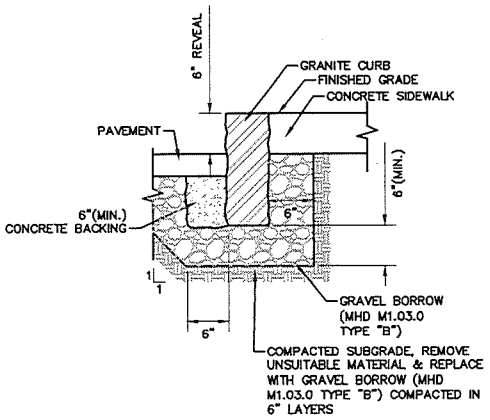
PLAN



SECTION A-A CONCRETE DRIVEWAY

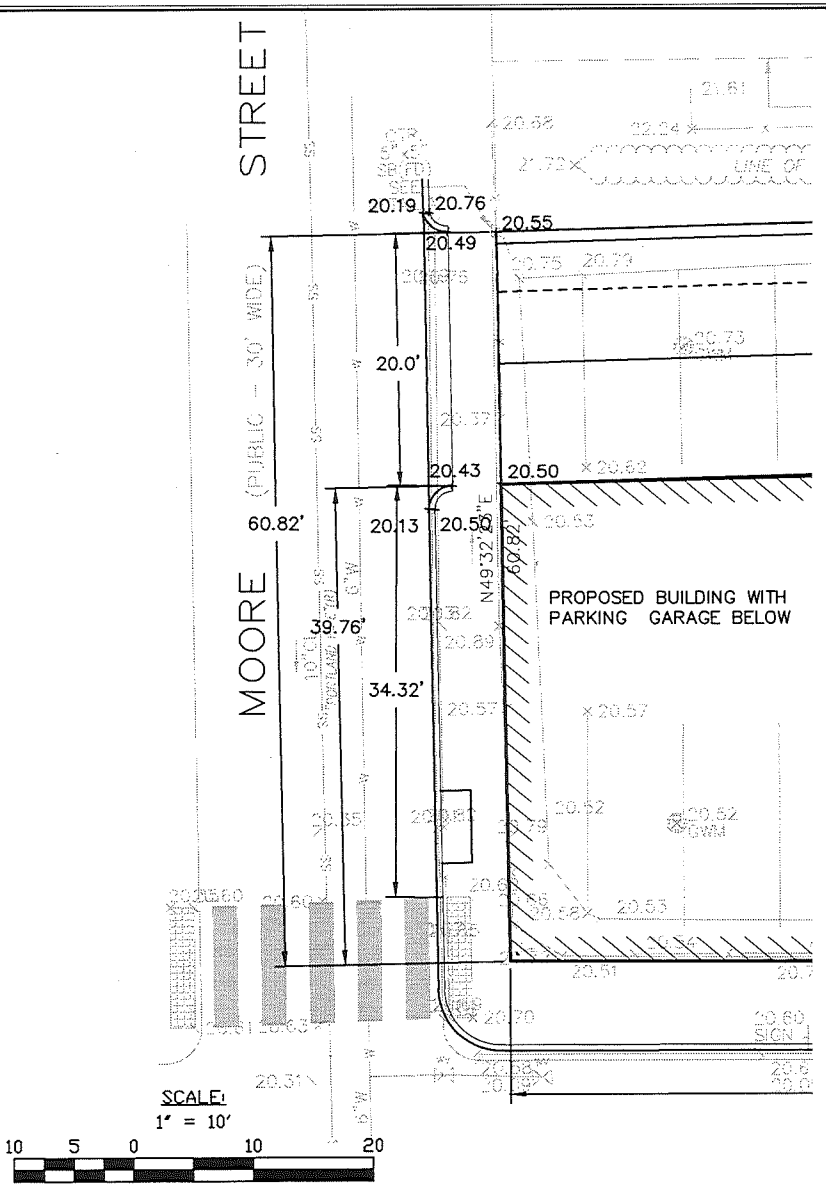
TYPICAL DRIVEWAY

NOT TO SCALE



VERTICAL GRANITE CURB SETTING

NOT TO SCALE



Nitsch Engineering
www.nitscheng.com
2 Center Plaza, Suite 430
Boston, MA 02108
T: (617) 338-0063
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- Civil Engineering
- Land Surveying
- Transportation Engineering
- Sustainable Site Consulting
- Planning
- GIS

CURB CUT PLOT PLAN

PORT LANDING
131 HARVARD STREET, CAMBRIDGE MA

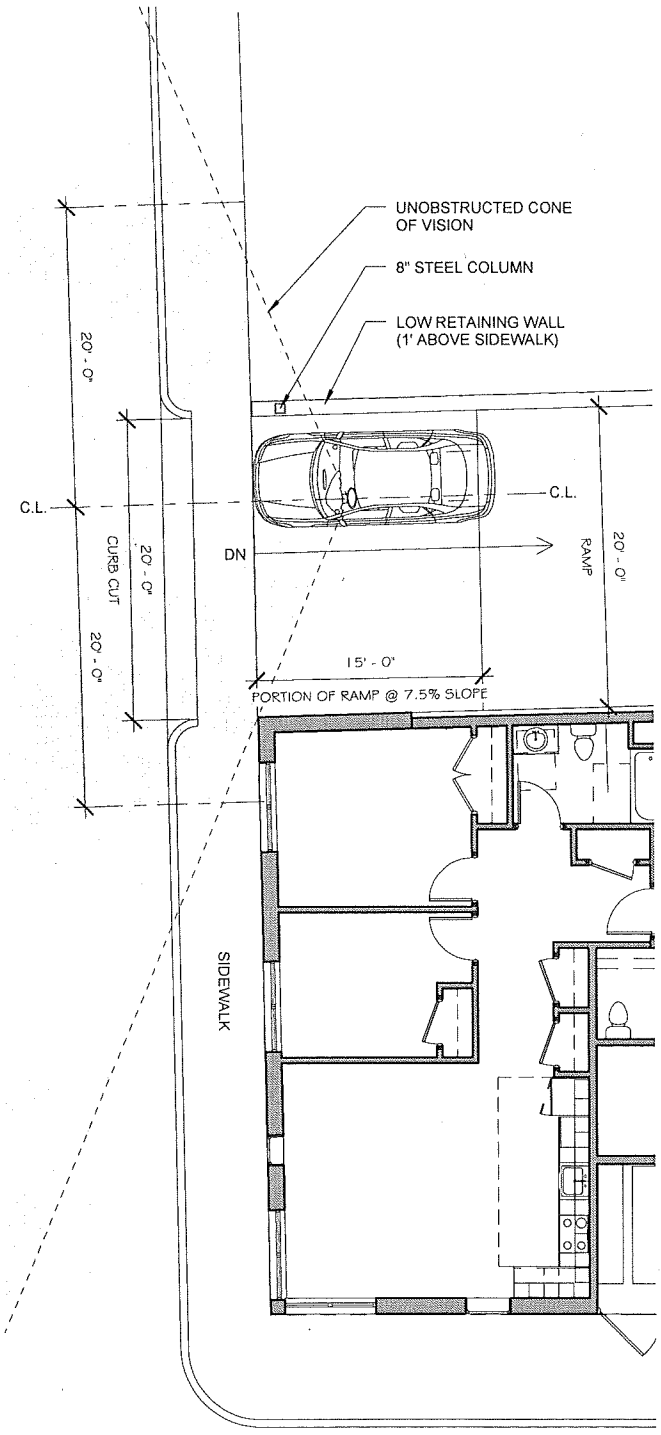
CAPSTONE COMMUNITIES LLC &
HOPE REAL ESTATE ENTERPRISES LLC

PROJECT #: 97H
FILE: 97HCCC.DWG
SCALE: 1"=10'
DATE: 08/14/2014
PROJECT MGR: AAG
SURVEYOR:
DRAFTED BY: MW
CHECKED BY: AAG

SHEET: 2

SKC-2

OF 2 REV.



1 CURB CUT DIAGRAM

1/8" = 1'-0"

PCA
PRELLWITZ/CHILINSKI ASSOCIATES INC
221 Hampshire Street Cambridge MA 02139
T 617-547-8170 F 617-661-4986

PROJECT: PORT LANDING
TITLE: CURB CUT DIAGRAM
SCALE: 1/8" = 1'-0" PROJECT NO.: 13024.00
DATE: 12/03/14 BULLETIN NO.:

Drawing
SKA-1

5229-2014

HOPE LEGAL LAW OFFICES

675 Massachusetts Ave 5th floor
CAMBRIDGE, MA 02139
TELEPHONE (617) 492-0220
FAX (617) 492-3131

Sean D. Hope Esq. **sean@hopelegal.com**

Mr. Sean O'grady
Assistant Building Commissioner
Cambridge Inspectional Services Department
Cambridge, MA 02139

November 12, 2014

Re: 131 Harvard Street Abutter Notification Certification

Mr. O'Grady,

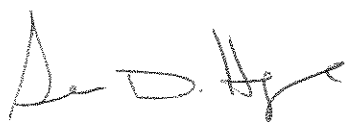
Included herewith is a copy of the signed abutter notification forms that we received from the property and unit owners of the adjacent properties to 131 Harvard Street. This letter certifies that all of the abutters were sent by certified mail (October 3rd 2014) or email a copy of the curb cut application plans (site plan and rendering), the abutter form and envelope to return the abutter form to us either approving or disapproving.

The property at 125 Harvard Street is a 24 unit condominium building and all the unit owners were sent individual notices by certified mail. There were four condominium owners that failed to respond to our mailing. We have included a copy of the failed delivery notification for the four units as well.

I have included a copy of the mailing receipts for mailing as additional confirmation that all the abutters were notified.

Very truly yours

Sean D. Hope Esq.



CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the assessor's plat and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of Washington Elms

Cambridge, Massachusetts, I do hereby declare

☒ approval ☐ disapproval

of installment of Off-Street Parking Facility located at: 131 Harvard Street

Signed: Michael J. Johnston Date: 10/24/2014

Dept ED

Address: 100 - 160 Harvard Street, Cambridge MA

To Whom It May Concern:

As owner or agent of

Cambridge, Massachusetts, I do hereby declare

☐ approval ☐ disapproval

of installment of Off-Street Parking Facility located at: 131 Harvard Street

Signed: Date:

Address:

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the assessor's plat and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of BMR-Broadway LLC

Cambridge, Massachusetts, I do hereby declare

[X] approval [ ] disapproval

of installment of Off-Street Parking Facility located at: 131 Harvard Street

Signed: _____ Date: 11/11/14

Edward McDonald, Project Manager, L&D

Address: 101 Main Street, 16th Floor

Cambridge, Massachusetts 02142

To Whom It May Concern:

As owner or agent of _____

Cambridge, Massachusetts, I do hereby declare

[ ] approval [ ] disapproval

of installment of Off-Street Parking Facility located at: 131 Harvard Street

Signed: _____ Date: _____

Address: _____

CMS

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the assessor's plat and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of 125 Harvard St Unit 402

Cambridge, Massachusetts, I do hereby declare

☑ approval ☐ disapproval

of installment of Off-Street Parking Facility located at: 131 Harvard Street

parking access site on Moore St.

Signed: Regina Humphrey Date: 10/30/14

Address: _____

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the assessor's plat and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of Print Shop Cond.

Cambridge, Massachusetts, I do hereby declare

☐ approval ☒ disapproval

of installment of Off-Street Parking Facility located at: 131 Harvard Street

Signed: Margarita Cruz Date: 10-16-14

Address: 125 Harvard St #304
Cambridge, MA 02139

To Whom It May Concern:

As owner or agent of _____

Cambridge, Massachusetts, I do hereby declare

☐ approval ☐ disapproval

of installment of Off-Street Parking Facility located at: 131 Harvard Street

Signed: _____ Date: _____

Address: _____

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the assessor's plat and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of DENG CHAO LI & GUAN YU CHEN

Cambridge, Massachusetts, I do hereby declare

☐ approval ☑ disapproval

of installment of Off-Street Parking Facility located at: 131 Harvard Street

Signed: chaoli Date: 10/7/14

Address: 125 HARVARD ST #404

Cambridge MA 02139

To Whom It May Concern:

As owner or agent of Deng, Chao Li & Guan Yu Chen

Cambridge, Massachusetts, I do hereby declare

☐ approval ☑ disapproval

of installment of Off-Street Parking Facility located at: 131 Harvard Street

Signed: Guan Yu Chen Date: 10/9/14

Address: 125 Harvard ST #404

Cambridge, MA 02139

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the assessor's plat and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of 125 HARVARD ST. #407

Cambridge, Massachusetts, I do hereby declare

☒ approval ☐ disapproval

of installment of Off-Street Parking Facility located at: 131 Harvard Street

Signed: [signature] Date: 10/9/14

Address: 125 HARVARD ST. #407

CAMBRIDGE, MA 02139

To Whom It May Concern:

As owner or agent of

Cambridge, Massachusetts, I do hereby declare

☐ approval ☐ disapproval

of installment of Off-Street Parking Facility located at: 131 Harvard Street

Signed: Date:

Address:

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the assessor's plat and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern: REMY TRAMANT

As owner or agent of 125 HARVARD ST. #205

Cambridge, Massachusetts, I do hereby declare

☐ approval ☒ disapproval

of installment of Off-Street Parking Facility located at: 131 Harvard Street

Signed: Remy Tramant Date: 10/7/14

Address: 125 HARVARD ST. #205
CAMBRIDGE MA 02139

To Whom It May Concern:

As owner or agent of 125 HARVARD ST. #205

Cambridge, Massachusetts, I do hereby declare

☐ approval ☒ disapproval

of installment of Off-Street Parking Facility located at: 131 Harvard Street

Signed: Remy Tramant Date: 10/7/14

Address: 125 HARVARD ST. #205
CAMBRIDGE MA 02139

There is already a shortage of parking on our street and this will not be helpful to that need at all.
Remy Tramant

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the assessor's plat and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of 125 HARVARD ST, UNIT 306, CAMBRIDGE

Cambridge, Massachusetts, I do hereby declare

☒ approval ☐ disapproval

of installment of Off-Street Parking Facility located at: 131 Harvard Street

Signed: Stephanie A. Wood Date: 10/7/14

Address: SEE ABOVE

To Whom It May Concern:

As owner or agent of 125 HARVARD ST., UNIT 306, CAMBRIDGE

Cambridge, Massachusetts, I do hereby declare

☒ approval ☐ disapproval

of installment of Off-Street Parking Facility located at: 131 Harvard Street

Signed: Stephanie A Wood Date: 10/7/14

Address: SEE ABOVE

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the assessor's plat and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of 125 HARVARD ST. UNIT # 208

Cambridge, Massachusetts, I do hereby declare

☑ approval ☐ disapproval

of installment of Off-Street Parking Facility located at: 131 Harvard Street

Signed: JUST A START CORPORATION BY LAUREN CURRY, DULY AUTH Date: 10/6/14

Address: 1035 CAMBRIDGE STREET # 12

CAMBRIDGE, MA 02141

To Whom It May Concern:

As owner or agent of 125 HARVARD STREET, UNIT # 405

Cambridge, Massachusetts, I do hereby declare

☑ approval ☐ disapproval

of installment of Off-Street Parking Facility located at: 131 Harvard Street

Signed: JUST A START CORPORATION BY: LAUREN CURRY, DULY AUTH. Date: 10/6/14

Address: 1035 CAMBRIDGE ST. #12

CAMBRIDGE, MA 02141

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the assessor's plat and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of 125 HARVARD ST. Unit 406

Cambridge, Massachusetts, I do hereby declare

☒ approval ☐ disapproval

of installment of Off-Street Parking Facility located at: 131 Harvard Street

Signed: Janice B. Green-Paguaga Date: 10/3/14

Address: 125 HARVARD ST # 406

CAMBRIDGE, MA 02139

To Whom It May Concern:

As owner or agent of _____

Cambridge, Massachusetts, I do hereby declare

☐ approval ☐ disapproval

of installment of Off-Street Parking Facility located at: 131 Harvard Street

Signed: _____ Date: _____

Address: _____

_____

2014 DEC 30 PM 4 10
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE
(617) 349-4260
FAX: (617) 349-4269

DONNA P. LOPEZ
CITY CLERK

PAULA M. CRANE
DEPUTY CITY CLERK

December 23, 2014

Dear Neighborhood Representative:

This office is in receipt of a copy of an application from Port Landing Landlord LLC, requesting a curb cut *at the premises numbered **131Harvard 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
City Clerk

Neighborhood Association: Area Four Neighborhood Coalition

hereby ✓ approve _____ disapprove of said driveway petition.

Comments: Approved !!

Signature of authorized association representative JC Julian Cassa

Daytime telephone no.

cc: Petitioner