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#05022010

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

2010 MAY 26 AM 9:13

CITY OF CAMBRIDGE



CITY OF CAMBRIDGE
INSPECTIONAL SERVICES
2010 MAY 18 AM 11:28
2011 APR 21 P 2:33

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 lot's surface. 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:

5 / 10

PART I:

Address of proposed curb cut or off-street parking facility: 136 FAYERWEATHER ST.

Frontage: E 139' Block and Lot: 203-117

Setback (distance from building to sidewalk): 11.3'

Distance from proposed driveway to surrounding structures and property line: ON PROP LINE

Dimensions of proposed driveway: 10' x 20'

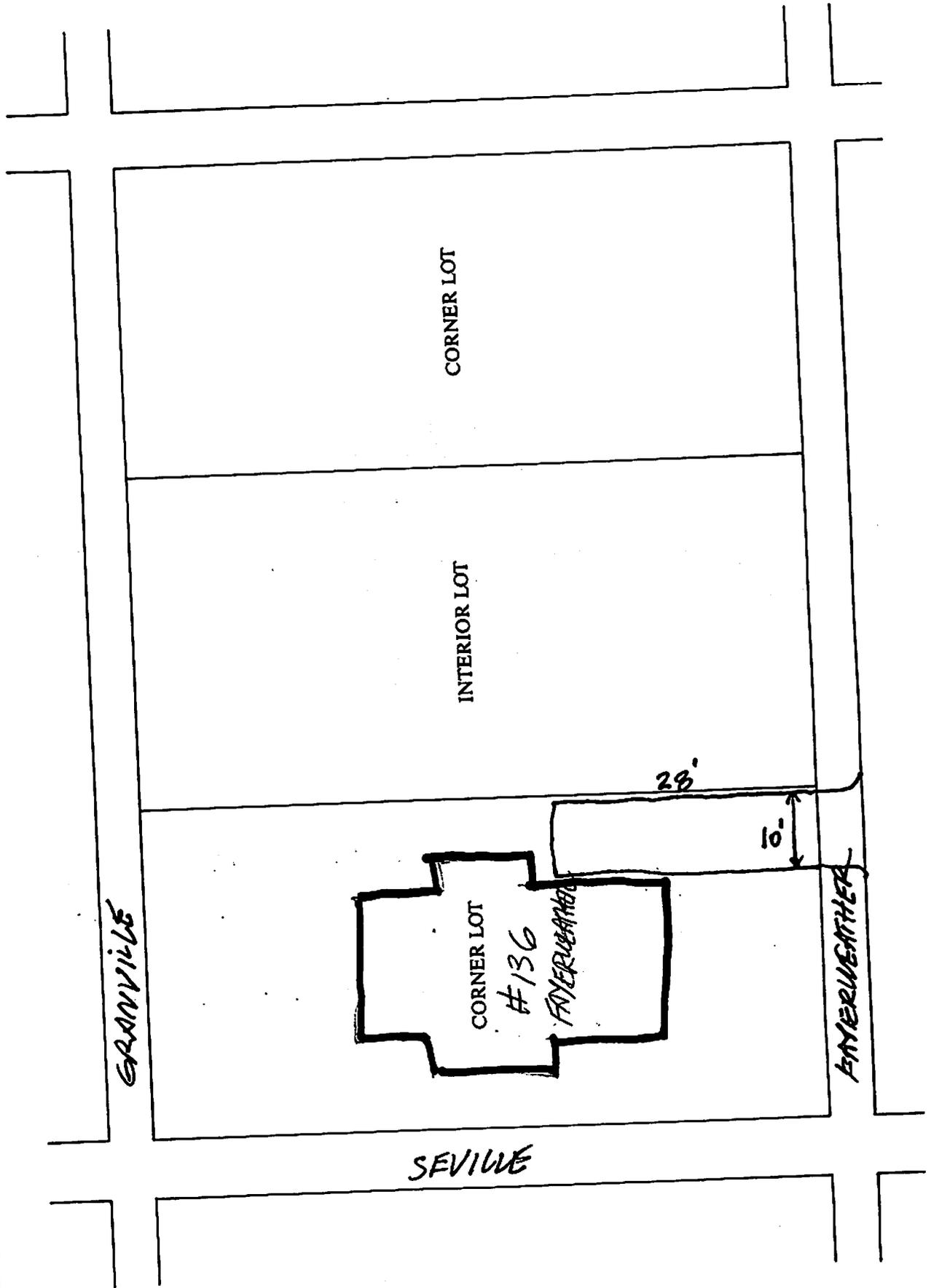
Location of any trees, sign posts, fire hydrants, utility poles, etc., in direct vicinity of proposed driveway: _____

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

2011 APR 21 P 2:42

DRAWING 1:

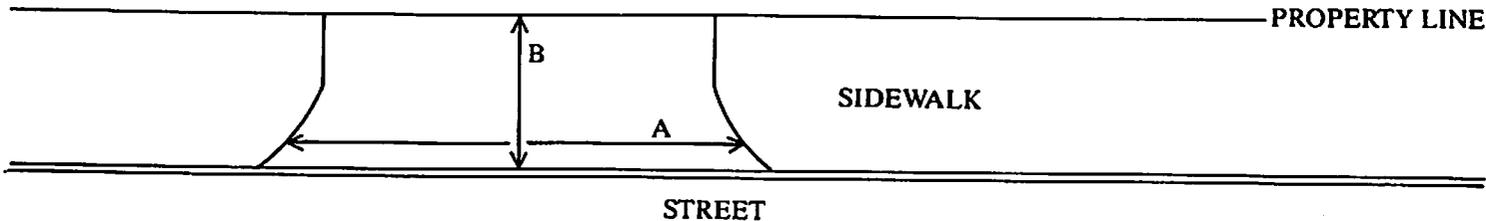
PLEASE INDICATE LOCATION OF HOUSE AND DRIVEWAY.
BE SURE TO GIVE DIMENSIONS OF LOT.



DRAWING 2:

SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE

CITY OF CAMBRIDGE



A = 10 FT. ÷ 3 = 3.3 YARDS

B = 5 FT. ÷ 3 = 1.6 YARDS

A x B = 5.5 SQUARE YARDS

COST ESTIMATE:

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

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

CONCRETE: 5.5 SQUARE YARDS x \$40/SQUARE YARD = \$ 220

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

DEPARTMENT OF PUBLIC WORKS SCHEDULED DATE FOR CONSTRUCTION:

Box containing the date: / /

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: [Signature] MEREK FRANKLIN 617-877-2334 Date: 5/18/10

Address: 370 HURON AVE, CAMBRIDGE, MA 02138

Funds Received: \$ _____

Check Number: _____

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE

PART II: INSPECTIONAL SERVICES DEPARTMENT

ISD
Case # 9876

Application approved Application denied

Reason: _____

Signature: [Signature] Date: 4-21-11

Title: _____

PART III: TRAFFIC AND PARKING DEPARTMENT

Application approved Application denied

Reason: Pending alteration of fence (see attached)

Signature: [Signature] Date: 7-14-10

Title: Traffic Engineer

PART IV: HISTORICAL COMMISSION

Application approved Application denied

Reason: _____

Signature: Sarah Burtis Date: 6/9/10

Title: Preservation Planner

PART V: PUBLIC WORKS DEPARTMENT

Application approved Application denied

Reason: _____

Signature: [Signature] Date: 7/29/10

Title: Superintendent of Streets & Sidewalks

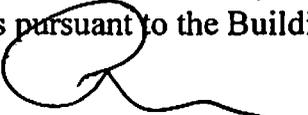
Note. Applicant is responsible for all construction work related to curb cut installation.

1. that the work proceed in accordance with the plans submitted by the petitioner, dated May 4, 2010, numbered CS, Z1, Z2, Z3, EX-1, EX-2, A-0, A-1, A-2, A-3, A-4, A-5, A-6, A-8, and initialed by the Chair and replacement sheet A-7, dated February 8, 2010, circled and initialed by the Zoning Specialist, where these modified plans relate to a front door and covered entry, so that there will be a front door facing the street at what is basically Seville Street, and
2. that with regard to the property line that abuts all streets, there be no fence higher than three feet and that the fencing be manmade materials or landscaping or plantings, but not a solid wall, so that one may see through either the slots of a picket type fence or, if there are plantings, sufficient space between them, and that the pickets be no larger than two-inches-by-two-inches and that the spacing be no less than two inches.

The five member Board voted unanimously in favor of finding a hardship and of granting a variance (Alexander, Hughes, Sullivan, Heuer and Firouzbakht) with the above conditions. Therefore, the variance is granted.

The Board specifically finds that, based upon all the information presented, there are circumstances involving a substantial hardship relating to this property within the meaning of M.G.L. c. 40A § 10. The Board also finds that desirable relief could be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the Ordinance.

The Board of Zoning Appeal is empowered to waive local zoning regulations only. This decision therefore does not relieve the petitioner in any way from the duty to comply with local ordinances and regulations of the other local agencies, including, but not limited to the Historical Commission, License Commission and/or compliance with requirements pursuant to the Building Code and other applicable codes.


Constantine Alexander, Chair

Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 6/23/10 by Maria Spadeo, Clerk.

Twenty days have elapsed since the filing of this decision.

No appeal has been filed _____.

Appeal has been filed and dismissed or denied.

Date: _____ City Clerk.

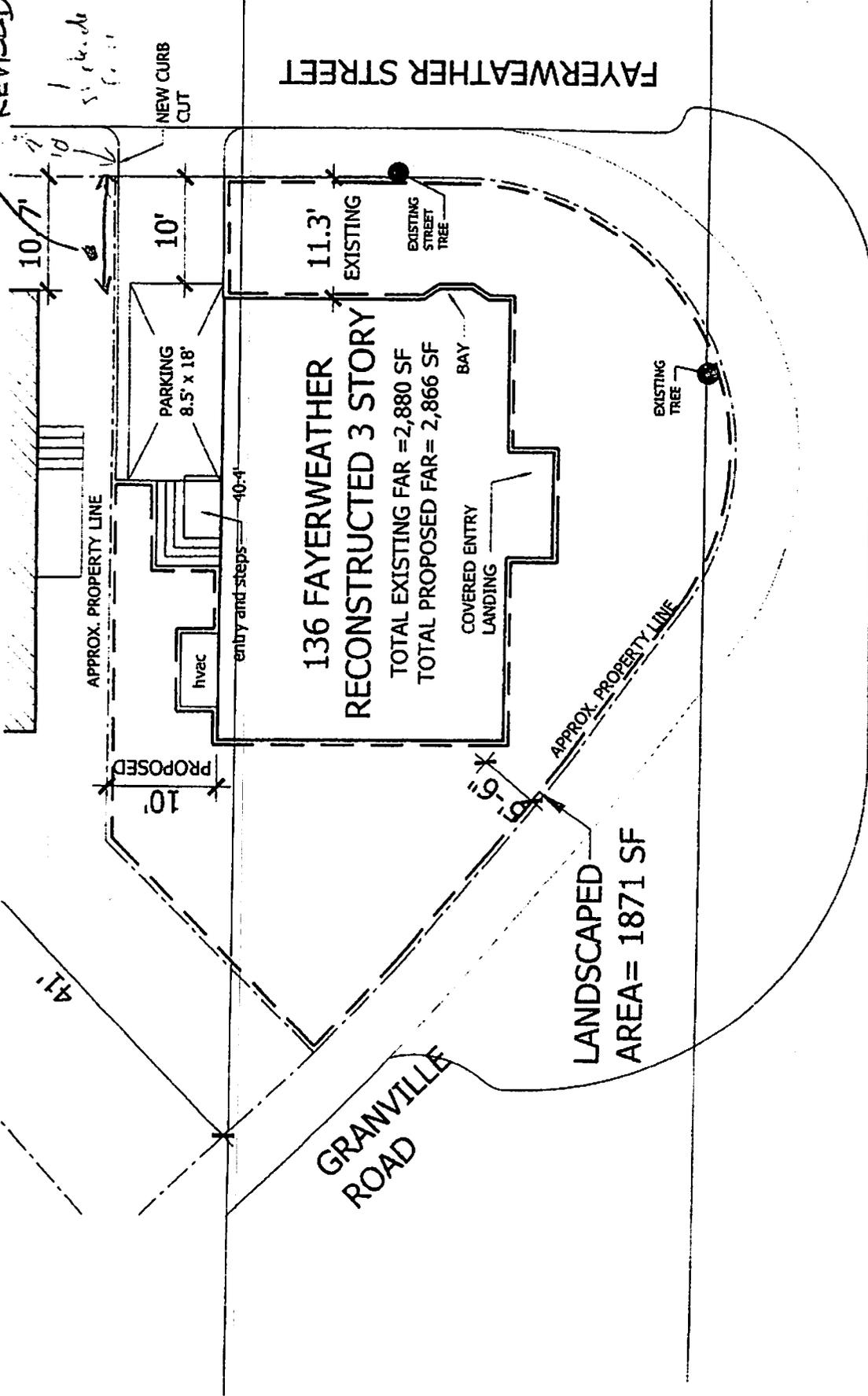
AREA OF REVISED FENCE

Revision Date: 05-04-10

136 FAYERWEATHER
PROPOSED SITE PLAN

Scale: 1/8" = 1'-0"

Z-2



FAYERWEATHER STREET

136 FAYERWEATHER
RECONSTRUCTED 3 STORY
TOTAL EXISTING FAR = 2,880 SF
TOTAL PROPOSED FAR = 2,866 SF

LANDSCAPED
AREA = 1871 SF

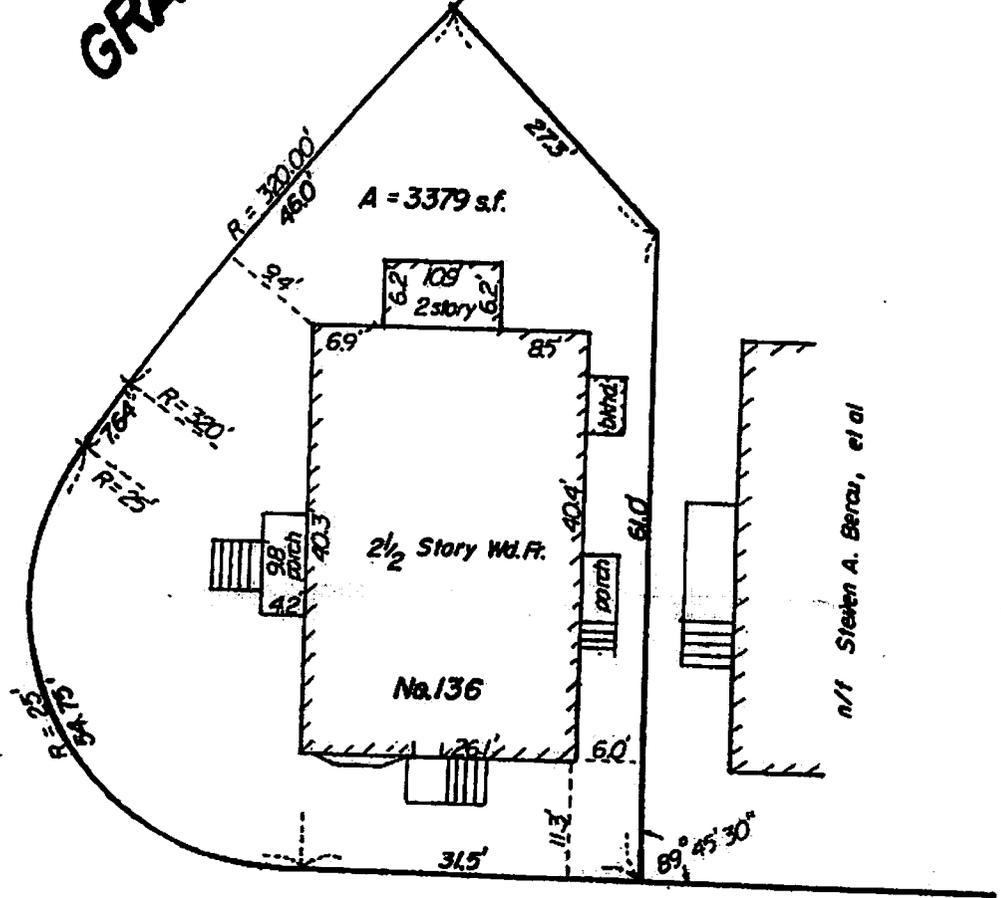
GRANVILLE ROAD

SEVILLE STREET

SITE DIAGRAM: FENCE REVISION

July 2, 2010 SK-02

GRANVILLE



n/l Stephen A. Berar, et al

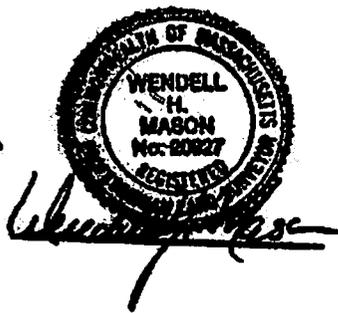
FAYERWEATHER ST.

PROPERTY REFERENCES:
 Middlesex So. Registry of Deeds
 Bk. 31787, Pg. 433
 Plan Bk. 368, Plan. 33

PLOT PLAN

136 FAYERWEATHER ST.

CAMBRIDGE, MA



SCALE: 1" = 16'

AUG. 12, 2009

WENDELL H. MASON
 122 ESSEX ST.

PROF. LAND SURVEYOR
 BEVERLY, MA 01915

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 50 Saville St

approval

Cambridge, Massachusetts, I do hereby declare

disapproval

of the installment of:

Off-Street Parking Facility located at 136 FAYERWEATHER ST

Signed: [Signature]

Date: 5/22/10

Address: 50 Saville St, Cambridge

To Whom It May Concern:

As owner or agent of 61 SAVILLE ST CAMBRIDGE

approval

Cambridge, Massachusetts, I do hereby declare

disapproval

of the installment of:

Off-Street Parking Facility located at 136 FAYERWEATHER ST

Signed: [Signature]

Date: 5/23/2010

Address: _____

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 136 FAYERWEATHER ST.

Signed: _____

Date: _____

Address: _____

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 132 Fayerweather Street, Cambridge, MA

approval

Cambridge, Massachusetts, I do hereby declare disapproval

of the installment of:

Off-Street Parking Facility located at 136 FAYERWEATHER ST

Signed: Steven Bercu

Digitally signed by Steven Bercu
DN: cn=Steven Bercu, o=CITY OF CAMBRIDGE, email=stbert@cityofcambridge.com, c=US

Date: May 25, 2010

Address: 132 Fayerweather Street, Cambridge, MA 02138

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 136 FAYERWEATHER ST

Signed: _____

Date: _____

Address: _____

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 136 FAYERWEATHER ST.

Signed: _____

Date: _____

Address: _____

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTOR'S FORM

To Whom It May Concern:

As owner or agent of 139 Fayerweather St.

approval

Cambridge, Massachusetts, I do hereby declare

disapproval

of the installment of:

Off-Street Parking Facility located at 136 FAYERWEATHER ST

Signed:

[Signature]

Date: 5/23/10

Address:

139 Fayerweather St, Cambridge MA 02138

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 136 FAYERWEATHER ST

Signed: _____

Date: _____

Address: _____

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 136 FAYERWEATHER ST.

Signed: _____

Date: _____

Address: _____

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 131-133 Fayerweather Street, Camb, Ma.

approval

Cambridge, Massachusetts, I do hereby declare

disapproval

of the installment of:

Off-Street Parking Facility located at 136 FAYERWEATHER ST

Signed:

William Tom

Date:

05/24/2010

Address:

131 Fayerweather Street

To Whom It May Concern:

As owner or agent of 134 Fayerweather St

approval

Cambridge, Massachusetts, I do hereby declare

disapproval

of the installment of:

Off-Street Parking Facility located at 136 FAYERWEATHER ST

Signed:

Justin L. Bignood

Date:

5/28/10

Address:

30 Preston Rd
Somerville MA 02143

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 136 FAYERWEATHER ST.

Signed: _____

Date: _____

Address: _____

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:
As owner or agent of 127 Fayerweather St.

- approval
- disapproval

Cambridge, Massachusetts, I do hereby declare
of the installment of:
Off-Street Parking Facility located at 136 FAYERWEATHER ST

Signed: Karen A. M. Laroia Date: 5/26/2016
Address: _____

To Whom It May Concern:
As owner or agent of _____

- approval
- disapproval

Cambridge, Massachusetts, I do hereby declare
of the installment of:
Off-Street Parking Facility located at 136 FAYERWEATHER ST

Signed: [Signature] Date: 5/26/10
Address: 129 FAYERWEATHER ST

To Whom It May Concern:
As owner or agent of _____

- approval
- disapproval

Cambridge, Massachusetts, I do hereby declare
of the installment of:
Off-Street Parking Facility located at 136 FAYERWEATHER ST.

Signed: _____ Date: _____
Address: _____

SCOTT KENTON CONSULTING

PO Box 271

Belmont, MA 02478

Design, construction and development consulting
real estate brokerage

July 2, 2010

TO : JEFFREY R. PARENTI, Traffic Engineer

RE: 136 Fayerweather Street curb cut application

Dear Jeff

Please see attached 2 pages. We are proposing a solid fence up to 36" high within 10' of the Fayerweather St sidewalk, with a min 50% open slat section above it to a height of 6'. The slats would be oriented at approx 45 degrees to give near unobstructed visibility in the direction of the sidewalk from the point of view of an exiting driver.

Please call me or email at sk_consult@yahoo.com at your earliest convenience, as we need to be able to propose this idea to the abutters, should you find it a satisfactory solution.

Regards

Scott Kenton

617-671-4381



CITY OF CAMBRIDGE
 Traffic, Parking and Transportation
 544 Broadway
 Cambridge, Massachusetts 02139

www.cambridgema.gov/traffic

Susan E. Clippinger, Director
 Brad Gerratt, Deputy Director

Phone: (617) 349-4700
 Fax: (617) 349-4747

June 14, 2010

Merek Franklin
 136 Fayerweather St
 Cambridge, MA 02138

Re: Curb cut permit application

Dear Mr. Franklin,

I have received your curb cut permit application for 136 Fayerweather Street. I am writing to inform you that I am unable to approve your application with the driveway in its proposed location. It is important for the safety of pedestrians on the sidewalk that there are no visual obstructions around the perimeter of the driveway. During my inspection I found a 7-foot stockade fence on the south side of the driveway along the entire property line. The fence would prevent a driver backing out the driveway to see people walking by on the sidewalk from the south.

If you want to place the driveway in the location shown on your application, the fence would need to be altered. I recommend you contact me so that we can discuss your options.

Please call me at (617) 349-4715 or write to me at jparenti@cambridgema.gov.

Sincerely,

Jeffrey R. Parenti, P.E.
 Traffic Engineer

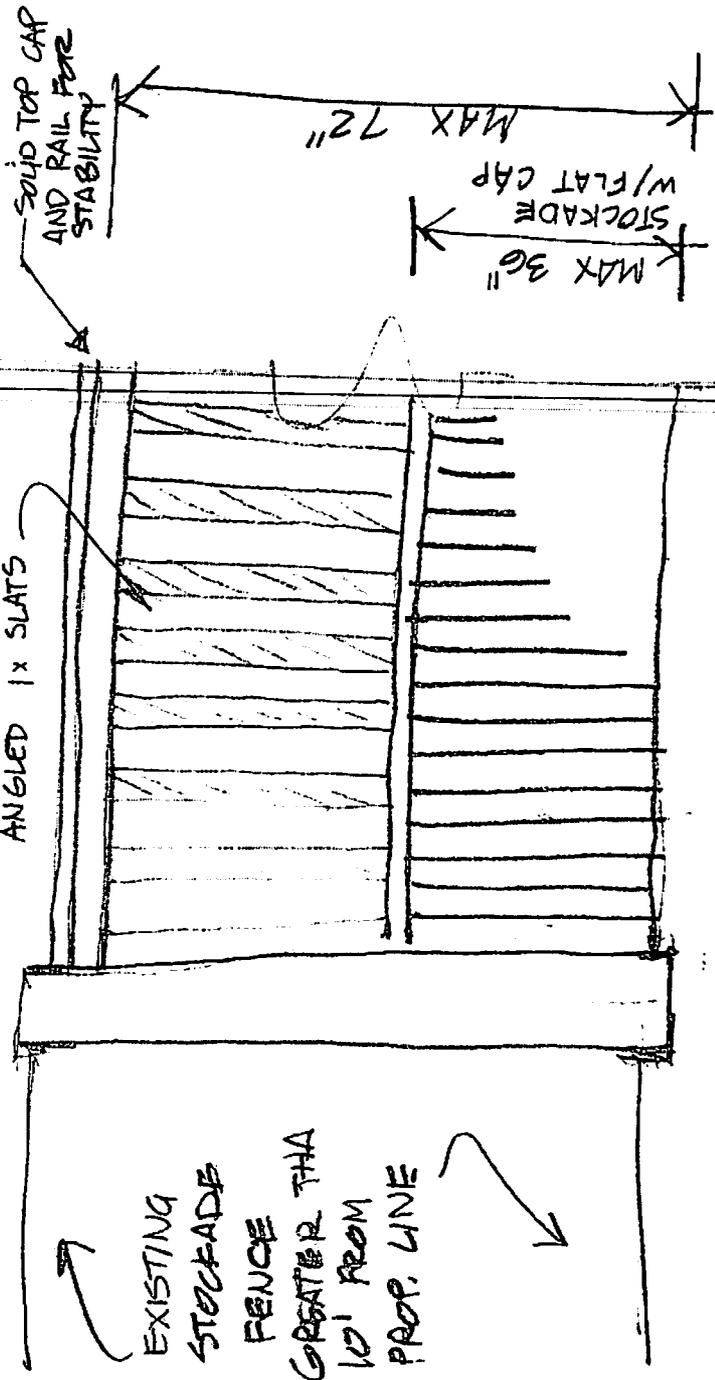
Based on the attached drawing dated July 2, 2010
 i have no problem with this fence design being
 installed on my property.

Judith Bergosa
 SIGNED

134 Fayerweather St. 7/12/10
 ADDRESS Cambridge DATE

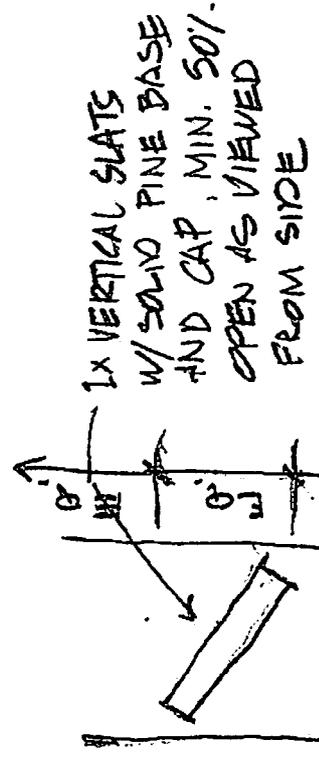
← WITHIN 10' OF WATERWEATHER PROPERTY LINE →

MIN 50% OPEN ANGLD 1x SLATS



EXISTING STOCKADE FENCE GREATER THAN 10' FROM PROP. LINE

ELEVATION VIEW FENCE DETAIL



SLATS FROM ABOVE

120 WATERWEATHER DRIVEWAY FENCE
 (SEE SITE DIAGRAM FOR LOCATION)
 JULY 2, 2010
 SK-01



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260

FAX (617) 349-4269

TTY/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

May 27, 2010

Dear Neighborhood Representative:

This office is in receipt of a copy of an application from Merek Franklin, requesting a curb cut *at the premises numbered 136 Fayerweather 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,


D. Margaret Drury
City Clerk

Neighborhood Association: Mount Auburn Neighborhood Association – Fleet Hill

hereby _____ approve _____ disapprove of said driveway petition.

Comments: _____

Signature of authorized association representative

Daytime telephone no.

cc: Petitioner