



Manage Plan CCUTS-004001-2014 **Address** 8 Essex St

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- Plan Details
- Additional Info**
- Attached Records
- Workflow Details
- Associated Tasks
- Conditions
- Bonds
- Documents
- GIS Information
- History

General Info
Ownership Info
IMPORT

Name:

Address:

Phone:

Email:



Menu

Additional Info

Refresh Search Action New Delete Save Cancel Geo Rules 0

- Plan Details
- Additional Info
- Attached Records
- Workflow Details
- Associated Tasks
- Conditions
- Bonds
- Documents
- GIS Information
- History

General Info Ownership Info IMPORT

Frontage 161

Setback (distance from building to sidewalk) 0

Distance from proposed driveway to surrounding structures and property line: 6'-6"

Dimensions of Proposed Driveway 20' x 5'-3"

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

sign post, light pole, and hand hole indicated on drawings.

- Plot Plan is Included
- Sketch of Driveway
- All Abutters Forms are Included
- Applied Online

90-178
NAGGAR, MARY & JOSEPH NAGGAR., TR:
OF 3MJ REALTY TRUST
C/O MORRIS M. NAGGAR
563 MASSACHUSETTS AVE.
CAMBRIDGE, MA 02139

90-53
NAGGAR, MARY & JOSEPH NAGGAR., TR:
OF 3MJ REALTY TRUST.
C/O MORRIS M. NAGGAR
563 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

90-55
CAMBRIDGE CITY OF
PARKING
CITY HALL
CAMBRIDGE, MA 02139

90-133
3MJ MASS AVE LLC,
563 MASSACHUSETTS AVE.
CAMBRIDGE, MA 02139



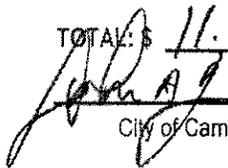
City of Cambridge
Office of the Assessors

Data Reports Order Form/ Receipt

DATE: 4/22/2014
NAME: JEFF HIRSH - 10 ESSEX ST.
COMPANY: Ab Hers LIST

Map: _____ Lot: _____ Unit: _____ State Use Code: _____
Map: _____ Lot: _____ Unit: _____ State Use Code: _____
Map: _____ Lot: _____ Unit: _____ State Use Code: _____
Map: _____ Lot: _____ Unit: _____ State Use Code: _____
Map: _____ Lot: _____ Unit: _____ State Use Code: _____

PAYMENT: Cash: Check:

TOTAL: \$ 11.00

City of Cambridge

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Certified Fee	\$3.30	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 4.00	04/29/2014



Sent To 90-133
 3rd MASS AVE LLC
 Street, Apt. No., or PO Box No.
 563 MASSACHUSETTS AVE
 City, State, ZIP+4
 CAMBRIDGE, MA 02139

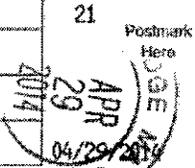
PS Form 3800, August 2006 See Reverse for Instructions

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Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 4.00	04/29/2014



Sent To 90-178 NAGGAR, MARYS JOSEPH NAGGAR, TR
 OF 3rd BENTLEY TRUST
 Street, Apt. No., or PO Box No.
 410 MURRES WAREHOUSE
 City, State, ZIP+4
 563 MASSACHUSETTS AVE
 CAMBRIDGE, MA 02139

PS Form 3800, August 2006 See Reverse for Instructions

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Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 4.00	04/29/2014



Sent To CITY OF CAMBRIDGE
 DEPT OF TRAFFIC PARKING AND TRANSPORTATION
 Street, Apt. No., or PO Box No.
 244 BROADWAY
 City, State, ZIP+4
 CAMBRIDGE, MA 02139

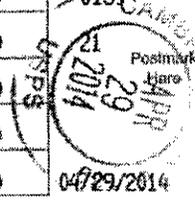
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DALLAS TX 75231 **OFFICIAL USE**

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Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 4.00	04/29/2014



Sent To L&B CIP 625 MASS AVE, LLC
 Street, Apt. No., or PO Box No.
 8750 NORTH CENTRAL EXPRESS WAY
 City, State, ZIP+4
 DALLAS, TX 75231-6437

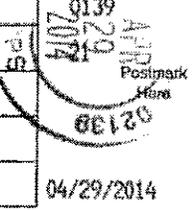
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Total Postage & Fees	\$ 4.00	04/29/2014



Sent To 90-53 NAGGAR, MARYS JOSEPH NAGGAR, TR
 OF 3rd BENTLEY TRUST 410 MURRES WAREHOUSE
 Street, Apt. No., or PO Box No.
 563 MASSACHUSETTS AVE
 City, State, ZIP+4
 CAMBRIDGE, MA 02139

PS Form 3800, August 2006 See Reverse for Instructions

7013 0600 0001 0122 1785
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 7013 0600 0001 0122 1785
 7013 0600 0001 0122 1785

3MJ ASSOCIATES, LLC

585 MASSACHUSETTS AVE. CAMBRIDGE MA 02139

MEMO

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

From: Morris Naggar

Date: May 19, 2014

Subject: 10 Essex St. Cambridge MA - Curb Cut Relocation

3MJ Associates, LLC is requesting the relocation of the existing curb cut on the south east side of Essex St. The existing curb cut currently services our property / private parking lot at 10 Essex St. The curb cut measures approximately 18.5'. We are proposing to relocate the curb cut about 55' further from Mass Ave and closer to Bishop Allen Dr. This revision will be used in the future for a proposed new mixed use – multifamily and commercial space development on the 10 Essex St. site.

Registered letters were mailed to all neighbors and abutters of the property on 04/28/14. The notice included a letter and sketch explaining the location of the curb cut, a "City of Cambridge Application for Driveway Cuts and Openings" form for the neighbor to fill out, and a return addressed stamped envelope with instructions for returning the form.

We received a total of four responses as of May 8, 2014.

Please find the following attached:

- Copy of the letter, diagrams and forms sent to the 10 Essex St. neighbors and abutters. on 04/28/14
- Copies of the signed "City of Cambridge Application for Driveway Cuts and Opening" neighbor approval forms
- Certified mail receipts for neighbors and abutters
- 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.

3MJ ASSOCIATES, LLC

585 MASSACHUSETTS AVE. CAMBRIDGE MA 02139

Regards:

Morris M. Naggar

617-876-9080
morris@3mjrealty.com

3MJ ASSOCIATES, LLC

585 MASSACHUSETTS AVE. CAMBRIDGE MA 02139

TRANSMITTAL:

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

Attn: Sean O'Grady, Zoning Officer

FROM: **3MJ Associates, LLC**
585 Massachusetts Ave.
Cambridge, MA 02139
617-876-9080

From: Morris Naggar

DATE: May 19, 2014

RE: 1971 Mass Ave Cambridge MA – Curb Cut Application

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 04/19/14
- Completed "City of Cambridge Application for Driveway Cuts and Opening" application form
- Copy of the letter, diagrams and forms sent to the 10 Essex St. neighbors and abutters on 4/28/14
- 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 617-876-9080

Alternatively you can call my colleague Jeff Hirsch of Urban Spaces LLC at 617-388-0370

Morris M. Naggar

617-876-9080
morris@3mjrealty.com

3MJ ASSOCIATES, LLC

585 MASSACHUSETTS AVE. CAMBRIDGE MA 02139

8

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS ABUTTOR'S FORM

To Whom It May Concern:	
As owner or agent of	3MJ MASS AVE, LLC Lot # 133
	<input checked="" type="checkbox"/> approval
Cambridge, Massachusetts, I do hereby declare	<input type="checkbox"/> disapproval
of the installment of:	
Off-Street Parking Facility located at	TEN ESSEX ST
Signed: <i>M. M. Higgins</i>	Date: May 7, 2014
Address: 585 MASS AVE	

3MJ MASS AVE LLC

3MJ ASSOCIATES, LLC

585 MASSACHUSETTS AVE. CAMBRIDGE MA 02139

8

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS ABUTOR'S FORM

To Whom It May Concern:	
As owner or agent of	<u>3MJ Realty Trust Lot 70</u>
	<input checked="" type="checkbox"/> approval
Cambridge, Massachusetts, I do hereby declare	<input type="checkbox"/> disapproval
of the installment of:	
Off-Street Parking Facility located at	<u>TEN ESSEX ST</u>
Signed: <u>[Signature]</u>	Date: <u>May 7, 2014</u>
Address: <u>585 MASS AVE</u>	
<u>CAMBRIDGE, MA 02139</u>	

NO-GATE, 1000 A STREET, CAMBRIDGE MA 02142

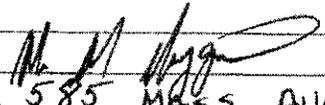
3MJ ASSOCIATES, LLC

585 MASSACHUSETTS AVE. CAMBRIDGE MA 02139

8

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS ABUTOR'S FORM

To Whom It May Concern:	
As owner or agent of	3MJ REALTY TRUST Lot 52
	<input checked="" type="checkbox"/> approval <input type="checkbox"/> disapproval
Cambridge, Massachusetts, I do hereby declare	
of the installment of:	
Off-Street Parking Facility located at	TEN ESSEX ST
Signed:	 Date: May 7, 2014
Address:	585 MASS AVE

NEEDS SIGNATURE & DATE

3MJ ASSOCIATES, LLC

585 MASSACHUSETTS AVE. CAMBRIDGE MA 02139

3

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS ADJUTOR'S FORM

To Whom It May Concern:	
As owner or agent of	<u>L+B CIP 625 Mass Ave LLC</u>
	<input checked="" type="checkbox"/> approval
Cambridge, Massachusetts, I do hereby declare	<input type="checkbox"/> disapproval
of the installment of:	
Off-Street Parking Facility located at	<u>10 Essex St</u>
	<u>Cambridge</u>
Signed:	<u>Carol Griffin</u> Date: <u>5/2/14</u>
Address:	<u>Lincoln Property Company</u>
	<u>One Liberty Square Boston MA 02109</u>

**LINCOLN
PROPERTY
COMPANY**

LINCOLN PROPERTY COMPANY
ONE LIBERTY SQUARE
SECOND FLOOR
BOSTON, MA 02109
(617) 542-6818
(617) 542-8908 FACSIMILE
cgriffin@lpc.com
www.lpcboston.com

CAROL M. GRIFFIN
SENIOR PROPERTY MANAGER

3MJ ASSOCIATES, LLC

585 MASSACHUSETTS AVE. CAMBRIDGE MA 02139

April 28, 2014

Re: 10 Essex St Cambridge MA

Dear Neighbors and Abutters of 10 Essex Street,

I am writing in regard to the redevelopment slated for 10 Essex St., In Central Square, Cambridge. You may have already been aware of this project through the two meetings we have had with the Cambridge Planning Board, as well as several meetings held with local and neighborhood groups and organizations during the fall and winter of 2013 - 2014. The intended project will be comprised of ground level retail on Essex St., underground parking, and 46 one, two, and three bedroom apartment units. We are planning to begin construction on this exciting, new project in the summer of 2014.

As part of the redevelopment of the parcel, we are looking to make a modification to the existing curb cut on Essex Street, relocating it slightly closer to Bishop Allen Drive. Please find attached some sketches illustrating the proposed curb cut modification. Also enclosed is a "City of Cambridge Application for Driveway Cuts and Openings" form.

We would ask that you please review the enclosed materials, fill out the short form, and return it in the pre-addressed, stamped envelope included herein.

Should you have any question regarding this request please feel free to contact me.

Best wishes,

Morris M. Naggar

617-876-9080

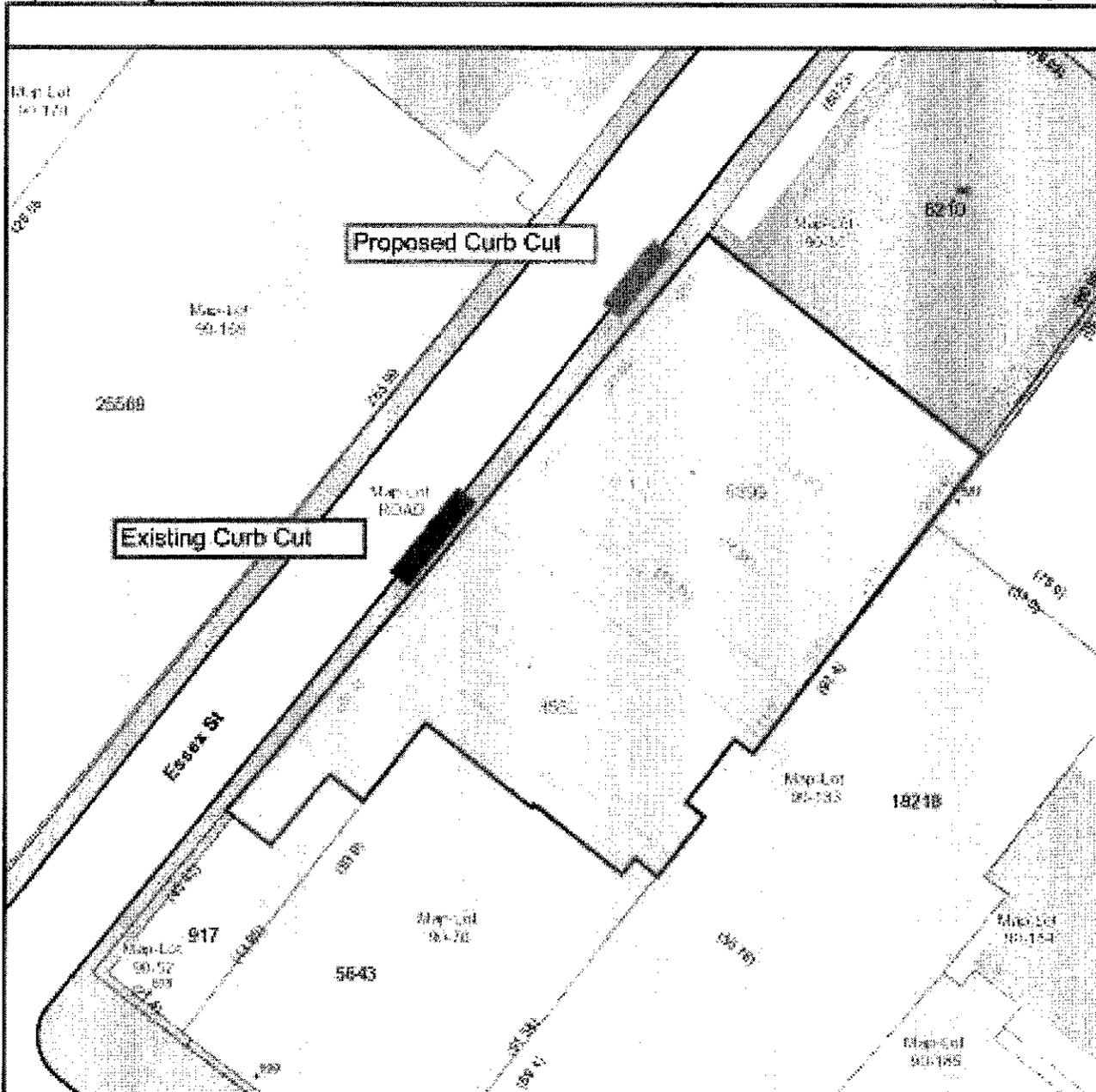
morris@3mjrealty.com

3MJ ASSOCIATES, LLC

585 MASSACHUSETTS AVE. CAMBRIDGE MA 02139

City of Cambridge

April 21, 2014



City of Cambridge
Massachusetts

1" = 32 ft

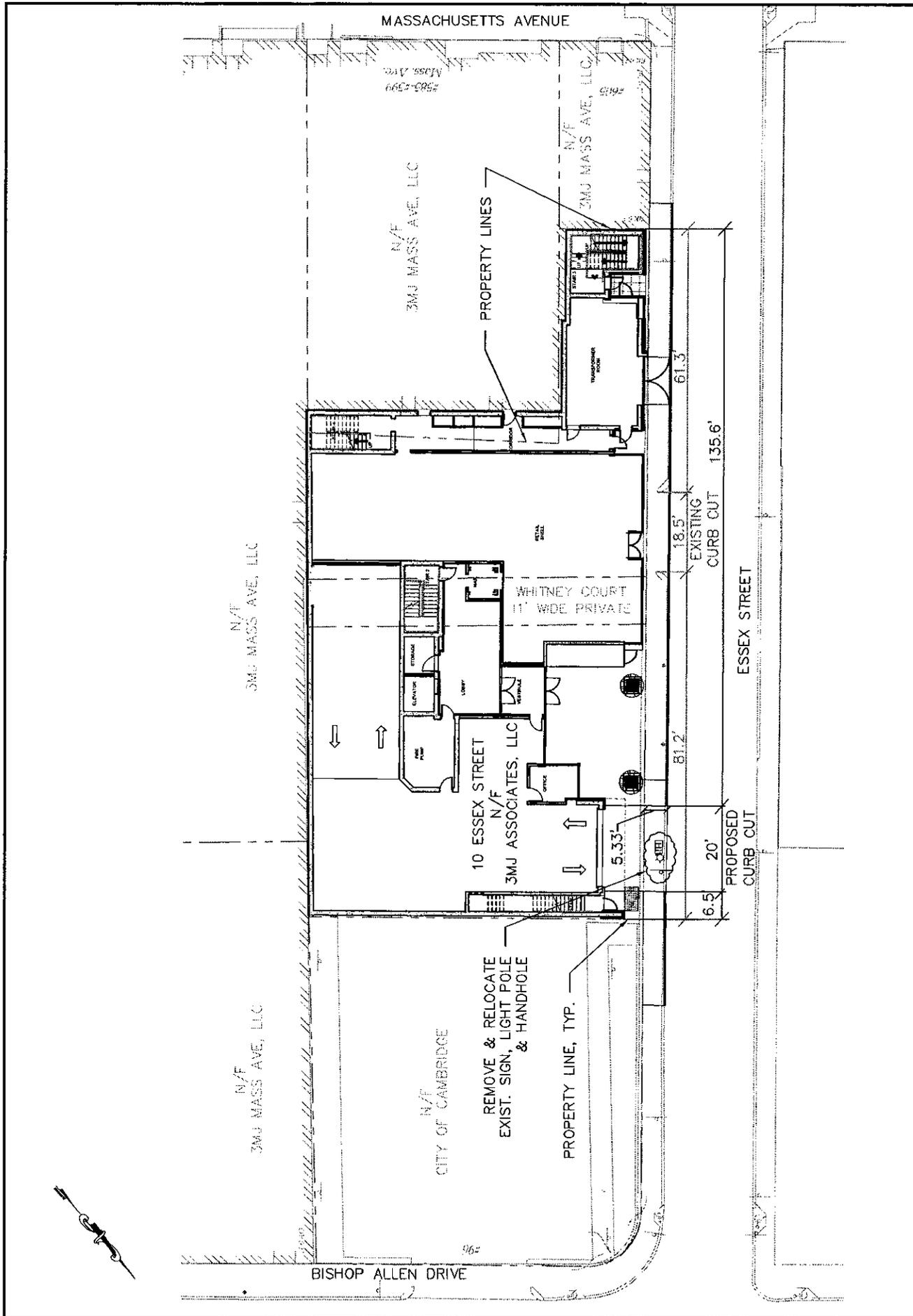
All data provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

- Address
- Rail
- Pending Proposals
- Parcel
- ▨ Paved Surface
- ▨ Front Roads
- ▨ Bridges
- ▨ Unpaved Roads
- ▨ Unpaved Parking
- Sewer
- Driveway
- Alley
- Other Paved Surface
- ▨ Parcel Footprint

10 Essex St Cambridge MA

Proposed New Curb Cut

April 25, 2014



Lenard Engineering, Inc. CIVIL, ENVIRONMENTAL AND HYDROGEOLOGICAL CONSULTANTS 1786 STORRS ROAD STORRS, CT (860) 429-5400	19 MISTAKE DRIVE AUBURN, MA (508) 721-7600	Drawing Scale: D4-25-14 1"=30'	Drawing No.: 14-700
		Drawing Title: Curb Cut Plan	Prepared For: #10 ESSEX STREET 3MJ Associates, LLC CAMBRIDGE, MASSACHUSETTS
Drawing #: 1	Job #: 14-700	Designed By: DWB	Checked By: CAB
		Drawn By: DWB	CAD File: 10_Essex

3MJ ASSOCIATES, LLC

585 MASSACHUSETTS AVE. CAMBRIDGE MA 02139



View of Proposed Curb Cut and Garage Entrance
From Essex Street

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

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: 4/25/14

PART I:

Address of proposed curb cut or off-street parking facility:		10 Essex St Cambridge MA
Frontage:	161.24	Block and Lot: Lots 178 & 53
Setback (distance from building to sidewalk):	0'-0"	
Distance from proposed driveway to surrounding structures and property line:	See plan. Closest distance to driveway is	
Dimensions of proposed driveway:	20' Wide x 5.33' Deep (Road to Property Line) 6.5' southeast of property line owned by City.	
Location of any trees, sign posts, fire hydrants, utility poles, etc., in direct vicinity of proposed driveway:	Sign post, hand hole & light pole	

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

Proposed Curb Cut

Existing Curb Cut

Bishop Allen Dr

Essex St.

City light pole, handhole and sign post to be relocated

CORNER LOT

Proposed New Building at 10 Essex St.

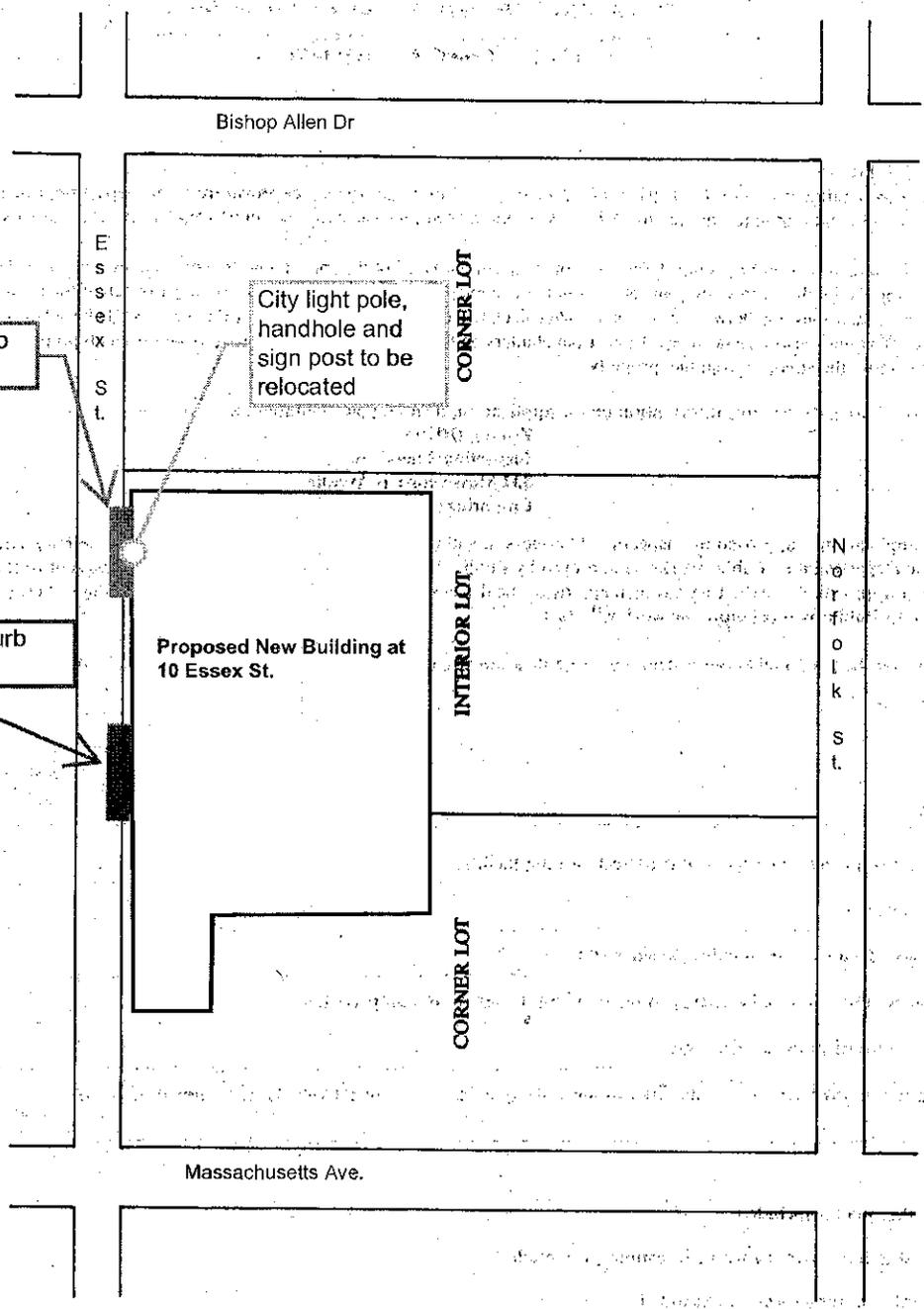
INTERIOR LOT

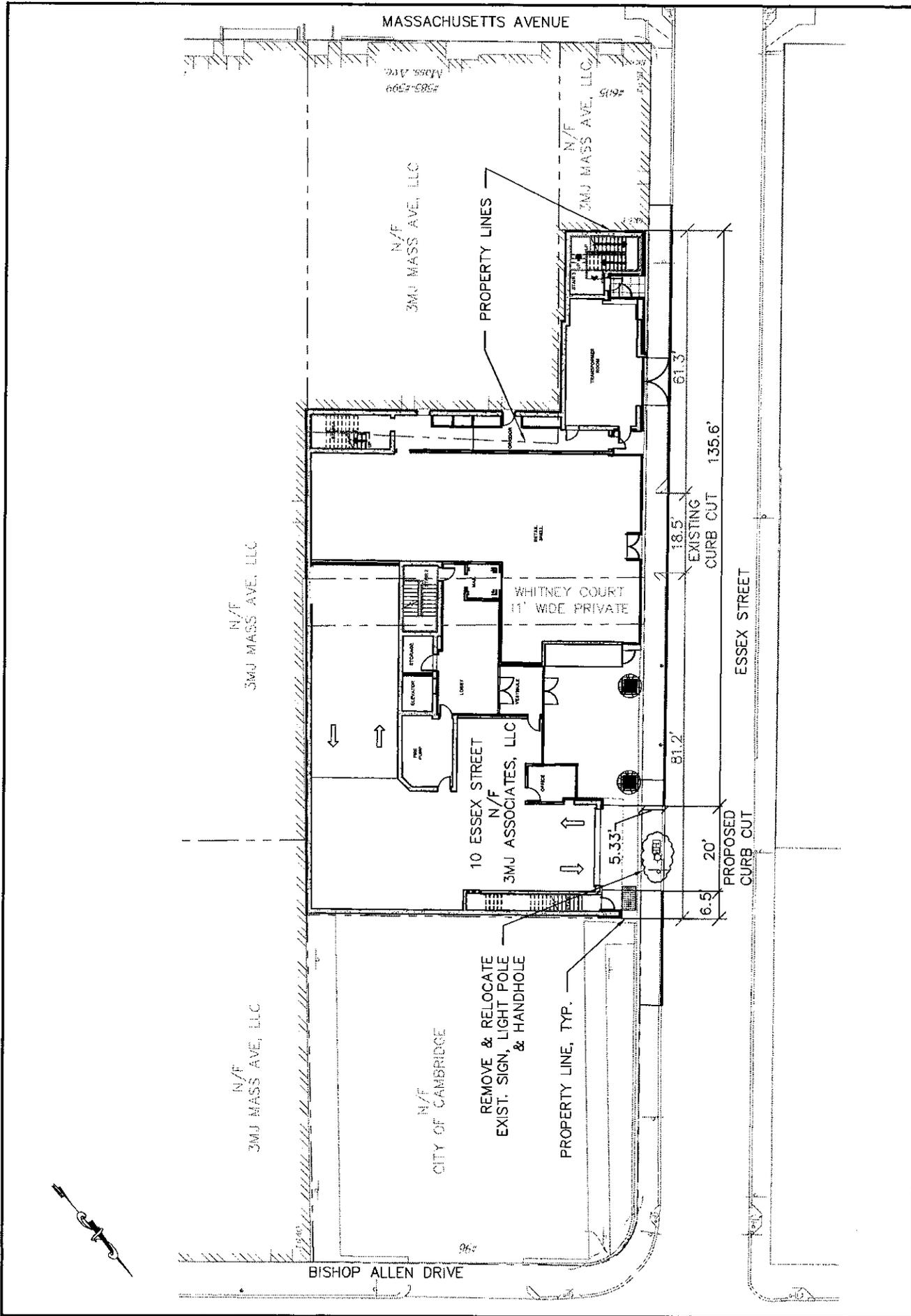
Northolk St.

CORNER LOT

Massachusetts Ave.

DRAWING 1:
PLEASE INDICATE LOCATION OF HOUSE AND DRIVEWAY.
BE SURE TO GIVE DIMENSIONS OF LOT.





Lenard Engineering, Inc. CIVIL, ENVIRONMENTAL AND HYDROGEOLOGICAL CONSULTANTS 1788 STORRS ROAD STORRS, CT (860) 429-5400	19 MIDSTATE DRIVE AUBURN, MA (508) 721-7600	PREPARED FOR #10 ESSEX STREET 3MJ Associates, LLC CAMBRIDGE, MASSACHUSETTS		Drawing Scale: 1"=20' Drawing No: 04-25-14 Date:	Designed By: DWG Owner: BY Checked By: CHB CAD File: 10 Essex
		Curb Cut Plan		Drawing No: 04-25-14 Date:	Designer: DWG Owner: BY Checker: CHB CAD File: 10 Essex
Drawing # 1		Job # 14-700			



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260

FAX: (617) 349-4269

tty/TDD (617) 492-0235

DONNA P. LOPEZ
CITY CLERK

June 2, 2014

Dear Neighborhood Representative:

This office is in receipt of a copy of an application from Morris Nagar-3MJ Associates, LLC requesting the relocation of an existing curb cut *at the premises numbered 10 Essex 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,
Donna P. Lopez

Donna P. Lopez
City Clerk

Neighborhood Association: Area Four Neighborhood Coalition –Roscoe Thomas

hereby _____ approve _____ disapprove of said driveway petition.

Comments: _____

Signature of authorized association representative

Daytime telephone no.

cc: Petitioner