

070/2010

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APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
CITY OF CAMBRIDGE



OFFICE OF THE CITY CLERK
2010 JUN 11 11:31 AM
RECEIVED
6/13/10

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: 6/30/10

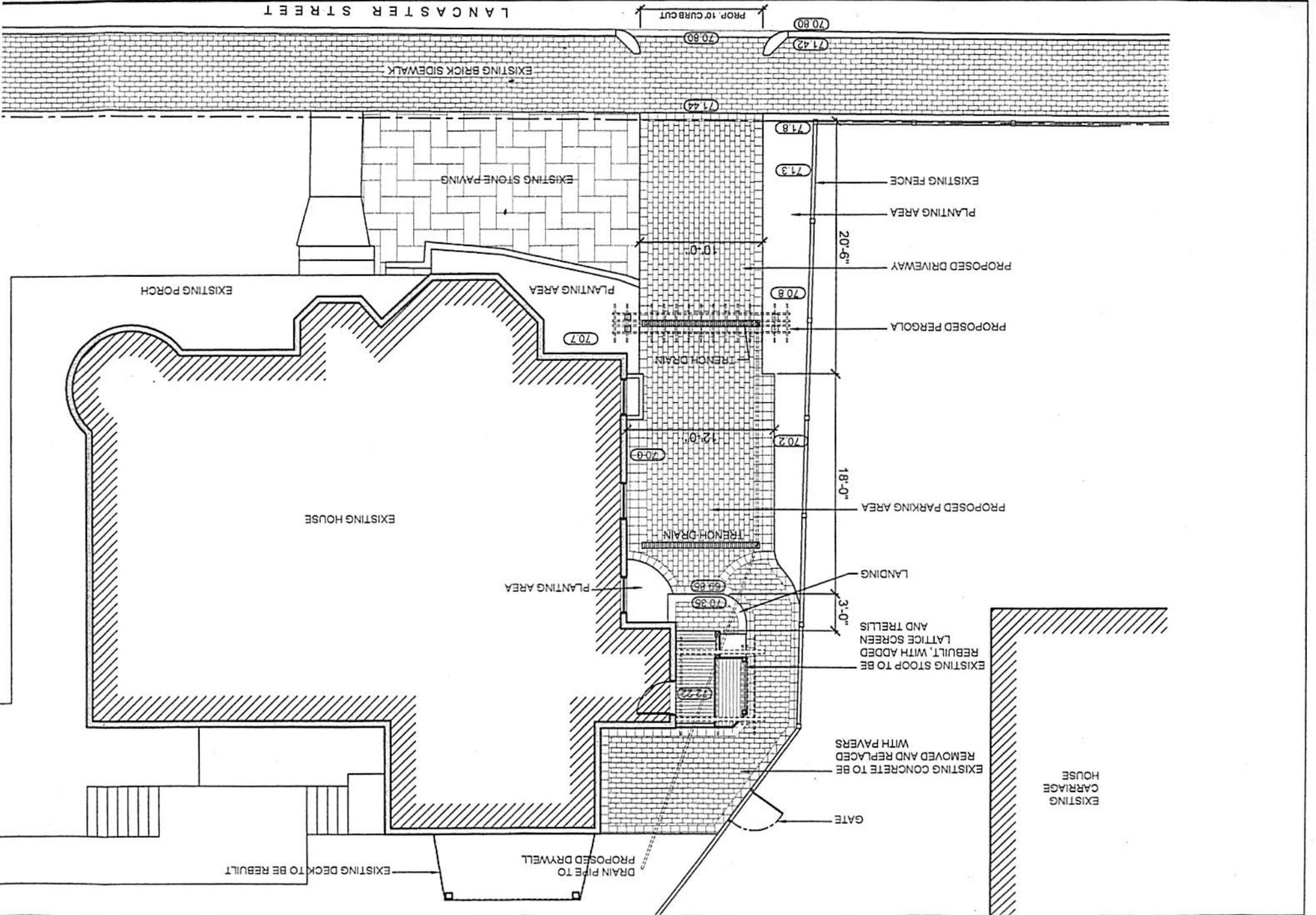
PART I:

Address of proposed curb cut or off-street parking facility: 36 Lancaster St.; Unit #1
Frontage: 130' on Lancaster St. Block and Lot: 211-21-1
90' on Washington Ave.
Setback (distance from building to sidewalk): 12.5' to porch by window; 19' to front plane of house
Distance from proposed driveway to surrounding structures and property line: See below *
Dimensions of proposed driveway: 10' x 38'
Location of any trees, sign posts, fire hydrants, utility poles, etc., in direct vicinity of proposed driveway: None w/c 20'

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

Ellena Castedo

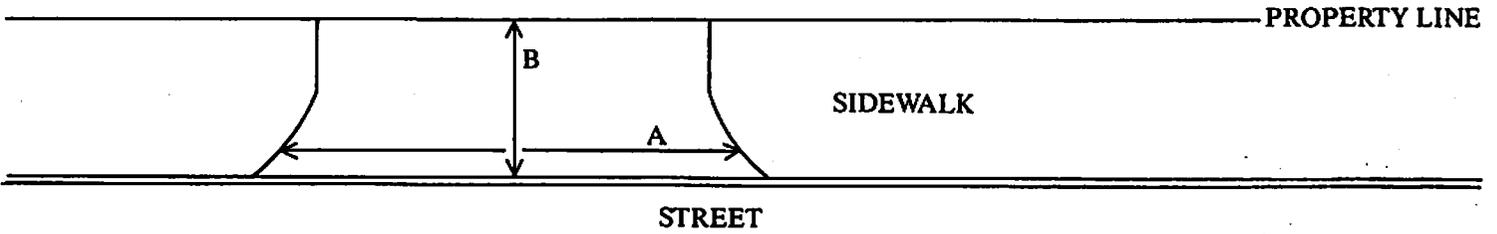
* Distances
2' to eastern side of existing house
2' to existing fence demarcating two units of the condominium
47' from eastern property line of the condominium
73' from corner (Washington Ave.)



DRAWING 2:

SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE

CITY OF CAMBRIDGE



A = 10 FT. + 3 = 3 1/3 YARDS

B = 7 FT. + 3 = 2 1/3 YARDS

A x B = 7.76 SQUARE YARDS

COST ESTIMATE:

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

BRICK ON CONCRETE: 7.76 SQUARE YARDS x \$85/SQUARE YARD = \$ 6596

CONCRETE: _____ SQUARE YARDS x \$40/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: A. Denny Ellerman Date: 6/30/10

Address: 36 Lancaster St. Cambridge MA 02140

Funds Received: \$ _____

Check Number: _____

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of

33 agassiz st TRUST, Cambridge MA

approval

Cambridge, Massachusetts, I do hereby declare

disapproval

of the installment of:

Off-Street Parking Facility located at 36 LANCASTER ST, UNIT #1

Signed:

Am Ben, trustee

Date:

2010-06-16

Address:

33 agassiz

To Whom It May Concern:

As owner or agent of

26 WASHINGTON AVE

approval

Cambridge, Massachusetts, I do hereby declare

disapproval

of the installment of:

Off-Street Parking Facility located at 36 LANCASTER ST, UNIT #1

Signed:

[Signature]

Date:

2010-6-21

Address:

26 WASHINGTON AVE, CAMBRIDGE, MA 02140

To Whom It May Concern:

As owner or agent of

36 Lancaster St.; Unit #2
(34 Lancaster St.)

approval

Cambridge, Massachusetts, I do hereby declare

disapproval

of the installment of:

Off-Street Parking Facility located at 36 LANCASTER ST, UNIT #1

Signed:

[Signature]

Date:

29 JUNE 2010

Address:

63 OAKLAND ST. CAMBRIDGE, MA 02140

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 27 ACASSIE ST.

approval

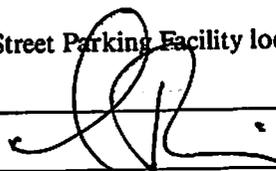
Cambridge, Massachusetts, I do hereby declare

disapproval

of the installment of:

Off-Street Parking Facility located at 36 LANCASTER ST. UNIT 1

Signed:



Date:

30 / 6 / 10

Address:

27 ACASSIE ST, CAMBRIDGE, MA 02140.

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTOR'S FORM

To Whom It May Concern:

As owner or agent of 49 Washington Ave

approval

Cambridge, Massachusetts, I do hereby declare disapproval

of the installment of:

Off-Street Parking Facility located at 36 LANCASTER ST.; UNIT #1

Signed: Maryam Thompson Date: June 21 '10

Address: 49 Washington Ave

To Whom It May Concern:

As owner or agent of 49 Washington Ave

approval

Cambridge, Massachusetts, I do hereby declare disapproval

of the installment of:

Off-Street Parking Facility located at 36 LANCASTER ST.; UNIT #1

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 36 LANCASTER ST.; UNIT #1

Signed: _____ Date: _____

Address: _____

REPLY RE 37 LANCASTER ST.

Denny Ellerman

From: John Petrowsky [jpetrowsky@hammondre.com]
Sent: Friday, June 18, 2010 2:10 PM
To: ellerman@MIT.EDU
Subject: Re: Contact with Trustee for 37 Lancaster St

Hello, I am going to forward your message to the owners of the house; I did send a message to them immediately after talking with you, and will now do so again.

Best,

John

On Jun 18, 2010, at 8:33 AM, Denny Ellerman wrote:

Hi John,

I am the homeowner at 36 Lancaster (directly across the street) who contacted you earlier this week about getting in touch with whoever would sign the abutter approval/disapproval for the application for a curb-cut that we are filing later this month. You mentioned that you would send the email or other contact details for that person. I would be very grateful for any help that you could provide.

Thanks,

Denny Ellerman

John Petrowsky
Vice President
Hammond Real Estate
Two Brattle Square
Cambridge, MA 02138

Email: jpetrowsky@hammondre.com
Phone #: 617-497-4400 x254
Fax #: 617-661-0719

www.real-estate-cambridge.com

REPLY RE 33 WASHINGTON ST,

Denny Ellerman

From: pardoaf@comcast.net
Sent: Monday, June 21, 2010 8:50 PM
To: ellerman@mit.edu
Subject: Re: Approval of curb cut applications at 36 Lancaster Street

We do not have a trustee for the condominium. We are out of town but have no problem with your request but our signing would only affect us not the condo ass.
If you want to email us something to sign we will do so.

Anne Pardo

----- Original Message -----

From: "Denny Ellerman" <ellerman@MIT.EDU>
To: jacitron@msn.com, pardoaf@comcast.net
Sent: Monday, June 21, 2010 7:09:11 PM GMT -05:00 US/Canada Eastern
Subject: FW: Approval of curb cut applications at 36 Lancaster Street

Dear Joan or Anne,

Resending earlier email concerning abutter approval for the proposed curb-cut on Lancaster Street.

Could you put me in touch with the trustee of your condominium or whomever else could sign on behalf of the owners?

Thanks,

Denny

From: Denny Ellerman [mailto:ellerman@mit.edu]
Sent: Wednesday, June 16, 2010 10:06 AM
To: 'jacitron@msn.com'; 'pardoaf@comcast.net'
Cc: 'jcallen@narsil.org'; 'Elena Castedo'
Subject: Approval of curb cut applications at 36 Lancaster Street

Dear Joan and Anne,

I am Elena's husband and your neighbor directly across Washington Street. At long last, we are proposing to install a driveway so that we do not have to park our car on the street. This will require a 10' curb cut on Lancaster Street and curb cut applications in Cambridge require an indication of abutter approval or disapproval. And, as I have found out, abutters are defined as any property abutting or across any street abutting the property, which in the case of a condominium, includes the entire condominium. Consequently, Jerry Callen and Katy Peterson, who are the owners of the coach house that is the other half of our condominium also require your approval or disapproval for the extension of the existing curb cut on their part of the condominium from 11' to 20' to be consistent with the two car parking lot that is already in place. Both of these proposed actions will also be subject to review by the Avon Hill Neighborhood Conservation District at the next meeting on June 28th. As an abutter, you will receive notice of this meeting as well.

In the case of a condominium, as I understand is the case for your property, the city requires the signature indicating approval or disapproval of the trustee of the condominium. If either of you (or both) are trustees, then Jerry and I would like to come by some evening convenient to you this week or next (after 6:30 when Jerry returns from work) to explain what we are proposing in more detail and to obtain your signature on our respective curb cut applications. If not could you please indicate who is the trustee so that we can get in touch with that person.

Thank you and sincerely yours,

ATTACHMENTS TO CURB-CUT APPLICATION

36 Lancaster Street, Unit #1

Alfred Denny and Elena Castedo Ellerman

Dated June 30, 2010

1. Abuttor forms with explanations
2. View of existing conditions where curb-cut and driveway would be placed
3. Condominium plan for 36 Lancaster St showing placement of proposed driveway, common access area, and line delineating exclusive use areas for units 1 and 2.
4. Detailed site plan of the proposed driveway, curb-cut, and approach to the stoop to be rebuilt and onto which the side door to the kitchen of unit 1 opens
5. Autocad representation of aerial view of proposed driveway, curb-cut, rebuilt stoop, and pergola (not updated to show landing at bottom of stairs)
6. Autocad representation of the front, street view of proposed project (trellis on stoop will have only three cross pieces; also not updated to show landing at bottom of stairs)

Note: Applicants are away from July 1-24. If there are any questions or more drawings are required, please contact the architect, Carl Oldenburg, at 781-862-2275 or carl@oldenarch.com.

EXPLANATION OF ABUTTOR FORMS

Curb-cut Application for 36 Lancaster Street, Unit #1; dated June 30, 2010

Signed abuttor forms are attached for the following neighbors, which are identified by location on the neighborhood map labeled "Guide to Abutters".

34 Lancaster St. (also Unit #2 of the 36 Lancaster St. Condominium); Jerry Callen; neighbor immediately adjacent to placement of driveway.

33 Agassiz St.; Michael Bentley; neighbor abutting 34 Lancaster Street (as well as the 36 Lancaster St. Condominium) to the east.

26 Washington St.; Chris Stokes; neighbor immediately abutting the 36 Lancaster St Condominium to the south.

49 Washington St.; Maryann Thompson, neighbor across Washington Street to the northwest with visibility of the curb-cut.

27 Agassiz St.; Tellier/Streeter; neighbors abutting the southeast corner of the condominium

Attempts have been made to contact the following abutters with the results indicated.

37 Lancaster St., the property owner is deceased, the property is vacant and for sale. This is the property immediately across the street from where the curb-cut would be placed. I have tried to contact the trustee for the estate through the listing agent without success, as indicated by the attached exchange with the listing agent. I do not know any of the heirs and have not seen anyone at the property who might be a member of the family for the past month while I have been trying to gather signatures for these forms. Since the person with whom the listing agent communicates has been notified, I can only assume that they have no objection.

33 Washington St. This is a three-unit condominium, which is across Washington St from 36 Lancaster Street, but positioned such that it does not have a view on the part of Lancaster Street where the curb-cut would be placed. My wife knows the occupants of the two units at the front of the condominium, Anne Pardo and JoAnn Citron, to whom I sent an email explaining the situation and requesting to be put in touch with the condominium trustee. Anne Pardo replied in the attached email that there is no trustee for the condo and that she has no objection to the curb-cut. She and her husband are not in town and therefore unable to sign. By the attached email, she indicates their lack of objection and willingness to sign. Notwithstanding three email inquiries and several attempts by knocking on the door over the past week, I have been unable to obtain any reply from JoAnn Citron. She appears not to be home.



City of Cambridge
Massachusetts

- Rail
- Building Footprints
- Parcels
- Edge Of Pavement
- Paved Roads
- Bridges
- Unpaved Roads, Unpaved
- Sidewalks, Driveways, All
- Public Footpath

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.

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE

PART II: INSPECTIONAL SERVICES DEPARTMENT

Application approved Application denied

Reason: _____

Signature: [Signature] Date: 8/4/10

Title: Zona

PART III: TRAFFIC AND PARKING DEPARTMENT

Application approved Application denied

Reason: Abutter agrees to alter 2 panels of fence so that fence

Signature: above 3' is at least 50% transparent. Date: 8-12-10

Title: [Signature] Traffic Engineer

PART IV: HISTORICAL COMMISSION

Application approved Application denied

Reason: _____

Signature: Sarah Purles Date: 8/3/10

Title: Preservation Planner

PART V: PUBLIC WORKS DEPARTMENT

Application approved Application denied

Reason: _____

Signature: [Signature] Date: 9/8/10

Title: Superintendent of Streets & Sidewalks

Applicant is responsible for the installation & construction of curb cut