

#12022011

6352

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE



2011 DEC 20

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 Offices
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:

10 / 24 / 11

PART I:

Form with handwritten details: Address of proposed curb cut or off-street parking facility: #42 & #54 BAY STATE ROAD; Frontage: #42 BAY STATE ROAD: 189'-4"; #54 BAY STATE ROAD: 73'-10"; Block and Lot: #42 BAY STATE RD: 261-200; #54 BAY STATE RD: 261-199; Setback (distance from building to sidewalk): #42 BAY STATE RD: 10'-0"; #54 BAY STATE RD: 10'-0"; Distance from proposed driveway to surrounding structures and property line: #42: DRIVEWAY 63'-4" FROM PROP. LINE & 65'-0" FROM ADJ. BLDG.; #54: DRIVEWAY 177'-10" FROM PROP. LINE & (CORNER LOT). 185'-6" FROM ADJ. BLDG.; Dimensions of proposed driveway: 22'-0" WIDE x 58'-6" LONG; Location of any trees, sign posts, fire hydrants, utility poles, etc., in direct vicinity of proposed driveway: UTILITY POLE 1-2' FROM PROPOSED DRIVEWAY, EXG. TREE 10-12' FROM PROPOSED DRIVEWAY.

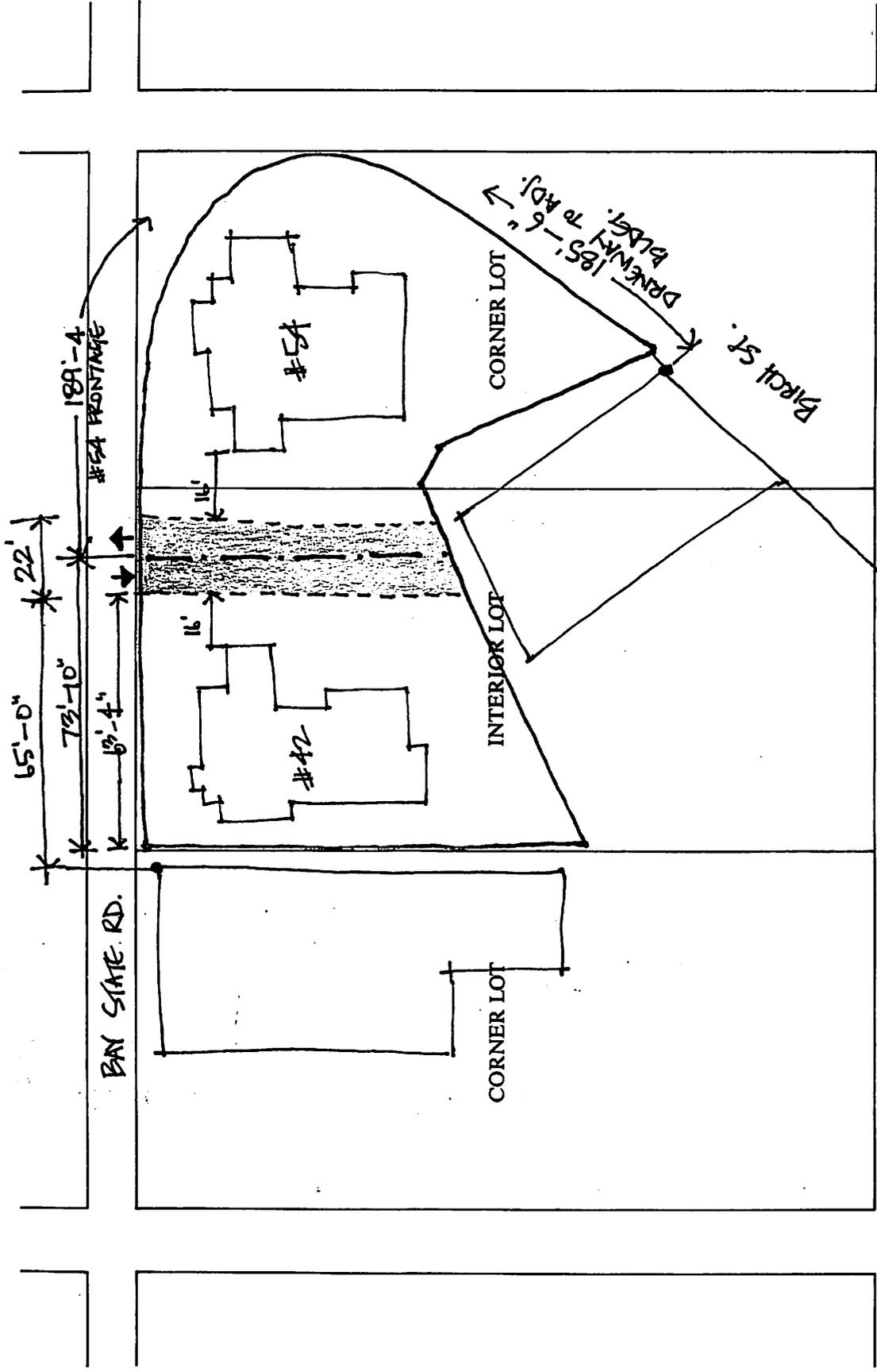
- Plot plan is included
Sketch of driveway with cost estimate is included
All abutter's forms are included

OFFICE OF THE CITY CLERK

2011 JAN 11 P 4 14

DRAWING 1:

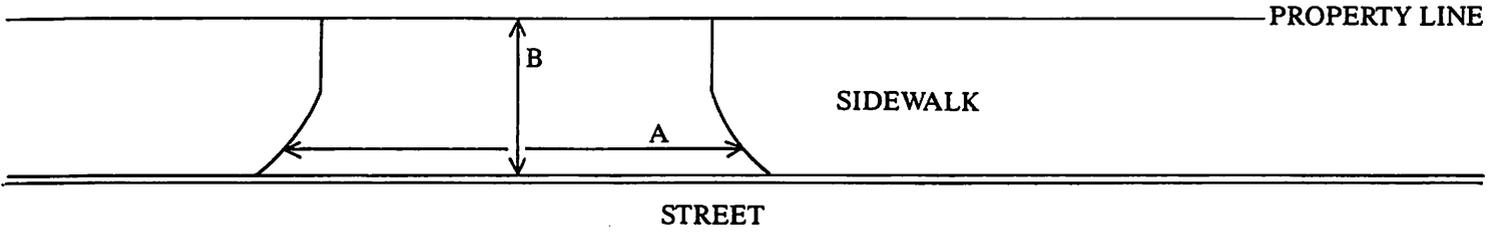
PLEASE INDICATE LOCATION OF HOUSE AND DRIVEWAY.  
BE SURE TO GIVE DIMENSIONS OF LOT.



DRAWING 2:

SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE

CITY OF CAMBRIDGE



A = 22 FT. ÷ 3 = 7.33 YARDS

B = 5 FT. ÷ 3 = 1.67 YARDS

A × B = 12.25 SQUARE YARDS

COST ESTIMATE:

BRICK: 12.25 SQUARE YARDS × \$70/SQUARE YARD = \$ 857.50

BRICK ON CONCRETE: 12.25 SQUARE YARDS × \$85/SQUARE YARD = \$ 1041.25

CONCRETE: 12.25 SQUARE YARDS × \$40/SQUARE YARD = \$ 490.00

ASPHALT: 110 SQUARE FEET × 1 TON/40 SQUARE FEET × \$125/TON = \$ 343.75

DEPARTMENT OF PUBLIC WORKS SCHEDULED DATE FOR CONSTRUCTION:

/ /

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] Date: 10/25/11

Address: 27 BROADWAY CAMBRIDGE MA 02139

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

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

To Whom It May Concern:

As owner or agent of #41 BAY STATE ROAD

approval

Cambridge, Massachusetts, I do hereby declare

disapproval

of the installment of:

Off-Street Parking Facility located at RELOCATION OF CURB CUT AT #42 & #54 BAY STATE ROAD.

Signed: Salvatore J. Bonacic

Date: November 3, 2011

Address: 41 Bay State Rd

To Whom It May Concern:

As owner or agent of 38 BIRCH STREET Hyman Real Estate Trust

approval

Cambridge, Massachusetts, I do hereby declare

disapproval

of the installment of:

Off-Street Parking Facility located at RELOCATED CURB CUT AT # 42 & #54 BAY STATE ROAD.

Signed: Thomas M. Hyman as Trustee

Date: 10-25-2011

Address: 445 Concord Ave Cambridge, MA

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

For delivery information visit our website at www.usps.com

**CAMBRIDGE MA 02138**

Postage	\$ 0.44	0139	
Certified Fee	\$2.85	07	Postmark HUR
Return Receipt Fee (Endorsement Required)	\$0.00		
Restricted Delivery Fee (Endorsement Required)	\$0.00		
Total Postage & Fees	\$ 3.29	10/24/2011	

Sent To  
 MESSERS LYMAN & BEEWKES, c/o AUSTIN BROADHURST TRUST  
 Street, Apt. No., or PO Box No. 445 CONCORD AVE.  
 City, State, ZIP+4 CAMBRIDGE, MA 02138

PS Form 3800, August 2006 See Reverse for Instructions

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Restricted Delivery Fee (Endorsement Required)	\$0.00		
Total Postage & Fees	\$ 3.29	10/24/2011	

Sent To  
 MR. SALVATORE BONACCI, BONNYS LANDSCAPE  
 Street, Apt. No., or PO Box No. 41 BAY STATE ROAD  
 City, State, ZIP+4 CAMBRIDGE, MA 02138

PS Form 3800, August 2006 See Reverse for Instructions

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Total Postage & Fees	\$ 3.29	10/24/2011	

Sent To  
 MR. ARNE HENDEN, AAYSO  
 Street, Apt. No., or PO Box No. 47-53 BAY STATE ROAD  
 City, State, ZIP+4 CAMBRIDGE, MA 02138

PS Form 3800, August 2006 See Reverse for Instructions

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Sent To  
 MESSERS CARGILIND & LAW, c/o ANDREW TRUST  
 Street, Apt. No., or PO Box No. 36 BAY STATE ROAD  
 City, State, ZIP+4 CAMBRIDGE MA, 02138

PS Form 3800, August 2006 See Reverse for Instructions

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Restricted Delivery Fee (Endorsement Required)	\$0.00		
Total Postage & Fees	\$ 3.29	10/24/2011	

Sent To  
 MR. SETH GRADY, c/o BSR REALTY TRUST  
 Street, Apt. No., or PO Box No. 25 BIRCH ST.  
 City, State, ZIP+4 CAMBRIDGE, MA 02138

PS Form 3800, August 2006 See Reverse for Instructions





21 October 2011

Mr. Salvatore Bonacci  
c/o Bonnys Landscape Services Inc.  
41 Bay State Road  
Cambridge, MA 02138

Dear Mr. Bonacci,

AbodeZ is a development company in Cambridge, specializing in multifamily housing. As we are currently working on two projects at the intersection of Bay State Road and Birch Street, we would like to take this opportunity to introduce ourselves.

These projects will replace two existing office buildings at #42 and #54 Bay State Road with two new residential buildings. It is our intent to relocate and combine the driveways of the two properties, thus reducing the number of curb cuts to one. In addition to activating the site with two new residential buildings, and efficiently managing vehicular access, our proposal will also provide ample green space.

We, at AbodeZ, believe in the potential of this project and we feel that our proposal is the right fit for the community at Bay State Road. We hope you will also recognize the value of this project and invite you to visit our office at 277 Broadway in Cambridge to view the proposed plans and renderings at your convenience. Should you have any questions, please do not hesitate to contact me at 617-945-8100.

We respectfully request that you lend your support for our proposal to reduce the existing curb cuts to a single, shared driveway, by completing the attached Abutter's Form and returning to the City of Cambridge Inspectional Services Department at the attention of Mr. Sean O'Grady at your earliest convenience, using the enclosed return envelope.

Kind Regards,

Kin Lau



AbodeZ

277 Broadway, Cambridge, MA 02139

**Mr. Salvatore Bonacci**  
c/o Bonnys Landscape Services Inc.  
41 Bay State Road  
Cambridge, MA 02138

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Mr. Salvatore Bonacci  
c/o Bonnys Landscape Services Inc.  
41 Bay State Road  
Cambridge, MA 02138

**Mr. Sean O'Grady**  
Inspectional Services Department  
831 Massachusetts Avenue  
Cambridge, MA 02139

RE: #42 & #54 Bay State Road



21 October 2011

Mr. Seth Grady  
c/o BSR Realty Trust  
25 Birch Street  
Cambridge, MA 02138

Dear Mr. Grady,

AbodeZ is a development company in Cambridge, specializing in multifamily housing. As we are currently working on two projects at the intersection of Bay State Road and Birch Street, we would like to take this opportunity to introduce ourselves.

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Kin Lau



AbodeZ

277 Broadway, Cambridge, MA 02139

**Mr. Seth Grady**  
c/o BSR Realty Trust  
25 Birch Street  
Cambridge, MA 02138

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c/o BSR Realty Trust  
25 Birch Street  
Cambridge, MA 02138

**Mr. Sean O'Grady**  
Inspectional Services Department  
831 Massachusetts Avenue  
Cambridge, MA 02139

RE: #42 & #54 Bay State Road



21 October 2011

Messrs. Dennis M. Cargilland & Donald F. Law Jr.  
c/o Andrew Trust  
36 Bay State Road  
Cambridge, MA 02138

Dear Messrs. Cargilland and Law,

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AbodeZ

277 Broadway, Cambridge, MA 02139

**Messrs. Dennis M. Cargilland & Donald F. Law Jr.**

c/o Andrew Trust

36 Bay State Road

Cambridge, MA 02138

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c/o Andrew Trust

36 Bay State Road

Cambridge, MA 02138

**Mr. Sean O'Grady**

Inspectional Services Department

831 Massachusetts Avenue

Cambridge, MA 02139

RE: #42 & #54 Bay State Road



21 October 2011

Messrs. James M. Lyman & Reinier Beeuwkes Jr.  
c/o Austin Broadhurst Trust  
445 Concord Ave  
Cambridge, MA 02138

Dear Mr. Henden,

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c/o Austin Broadhurst Trust

445 Concord Ave

Cambridge, MA 02138

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c/o Austin Broadhurst Trust

445 Concord Ave

Cambridge, MA 02138

**Mr. Sean O'Grady**

Inspectional Services Department

831 Massachusetts Avenue

Cambridge, MA 02139

RE: #42 & #54 Bay State Road



21 October 2011

Mr. Arne Henden  
Director, AAVSO  
47-53 Bay State Road  
Cambridge, MA 02138

Dear Mr. Henden,

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Kin Lau



AbodeZ

277 Broadway, Cambridge, MA 02139

**Mr. Arne Henden**  
Director, AAVSO  
47-53 Bay State Road  
Cambridge, MA 02138

---

Mr. Arne Henden  
Director, AAVSO  
47-53 Bay State Road  
Cambridge, MA 02138

**Mr. Sean O'Grady**  
Inspectional Services Department  
831 Massachusetts Avenue  
Cambridge, MA 02139

RE: #42 & #54 Bay State Road

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE

PART II: INSPECTIONAL SERVICES DEPARTMENT

Application approved       Application denied

Reason: BZA 10168

Signature: [Signature]      Date: 12/20/11

Title: [Signature]

PART III: TRAFFIC AND PARKING DEPARTMENT

Application approved       Application denied

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

Signature: [Signature]      Date: 1-3-12

Title: Traffic Engineer

PART IV: HISTORICAL COMMISSION

Application approved       Application denied

Reason: ALREADY REVIEWED FOR DEMO & SIGNED OFF ON.

Signature: [Signature]      Date: 12/20/11

Title: PRESERVATION ADMINISTRATOR

PART V: PUBLIC WORKS DEPARTMENT

Application approved       Application denied

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

Signature: [Signature]      Date: 11/11/2012

Title: Superintendent of Street & Sidewalks

Applicant is responsible for the construction/installation of curb cut



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260

FAX (617) 349-4269

ty/TDD (617) 492-0235

OFFICE OF THE CITY CLERK  
CITY OF CAMBRIDGE, MASSACHUSETTS

D. MARGARET DRURY  
CITY CLERK

DONNA P. LOPEZ  
DEPUTY CITY CLERK

December 22, 2011

Dear Neighborhood Representative:

This office is in receipt of a copy of an application from the Kin Lau, AbodeZ, requesting to relocate curb cuts at *42 and 54 Bay State Road, 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.

JAN 10

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 Nine Association – Ron Axelrod

hereby  approve  disapprove of said driveway petition.

Comments: \_\_\_\_\_

Signature of authorized association representative

Daytime telephone no. 617-877-5521

cc: Petitioner