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General Info Ownership Info IMPORT

Name

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Phone

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General Info Ownership Info IMPORT

Frontage 107.06

Setback (distance from building to sidewalk) 14

Distance from proposed driveway to surrounding structures and property line: 50

Dimensions of Proposed Driveway 11 x 14

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

One sign post; noted on plot plan.

Plot Plan is Included
 Sketch of Driveway
 All Abutters Forms are Included

Applied Online

4/30/15
~~4/17/15~~

TO: Zoning Officer
Inspectional Services
831 Massachusetts Avenue
Cambridge, MA 02139

FR: Jeanne Gibson, Manager
J-CAT LLC
10 Kirkland Road
Cambridge, MA 02138

RE: Curb cut application for 55 Mt. Pleasant Street, Cambridge

Please find attached an application for a curb cut for the house at 55 Mt. Pleasant Street, Cambridge (Walden Street side). Included with the application are:

- a plot plan drawn to scale showing the proposed location and dimensions of the curb cut, which will give access to a proposed short driveway and parking for one car under the house
- sign-off forms from all 9 abutters (8 of them resident owners) showing no disapprovals

I believe the proposed curb cut meets all siting and dimensional requirements. If a building permit is later approved for the driveway and parking under the house, the open space of the lot will exceed 50% even after completion of the driveway. Also, the Cambridge Historical Commission has said there is no historical protection for the property, and I know of no neighborhood association covering this property.

Thank you.

Jeanne Gibson, Manager

Jeanne Gibson, Manager
for J-CAT LLC

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: 4/16/15

PART I:

Address of proposed curb cut or off-street parking facility: 55 MT. PLEASANT ST (WALDEN SIDE)
Frontage: 107.06' Block and Lot: 201.5-48
Setback (distance from building to sidewalk): 14'
Distance from proposed driveway to surrounding structures and property line: approx 50'
Dimensions of proposed driveway: 11' x 14'
Location of any trees, sign posts, fire hydrants, utility poles, etc., in direct vicinity of proposed driveway: ONE SIGN POST (SEE PLOT PLAN)

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

1" = 14.2'

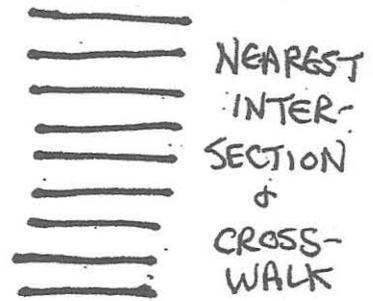
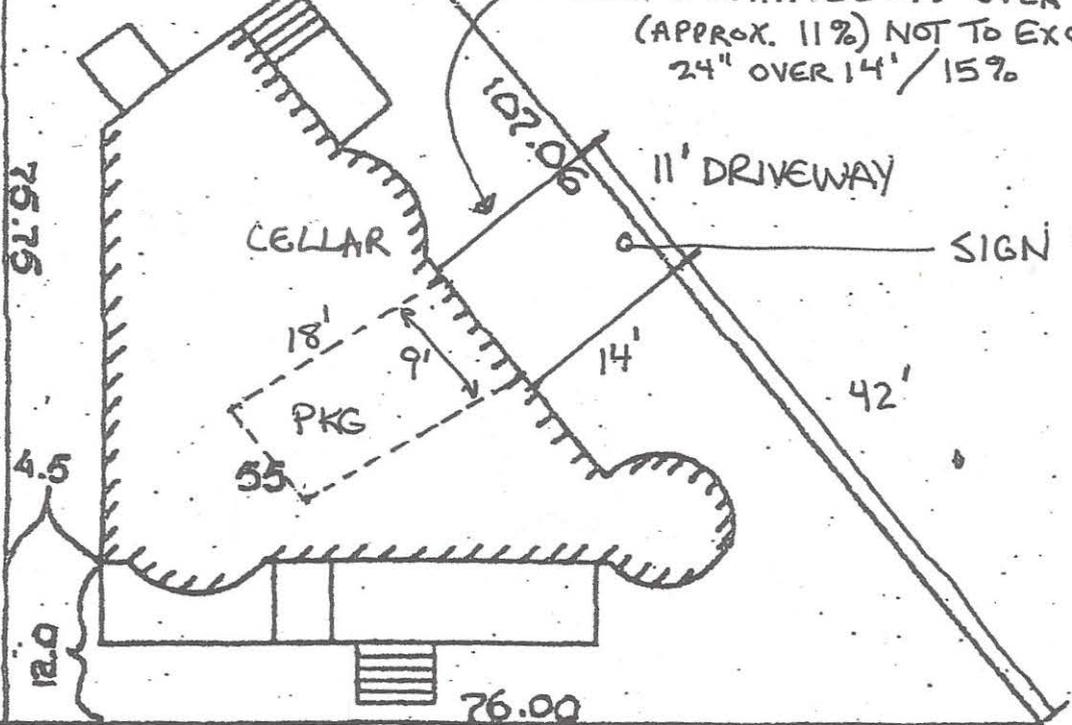
WALDEN STREET

STREET

LOT 1
3,308 SQ. FT.

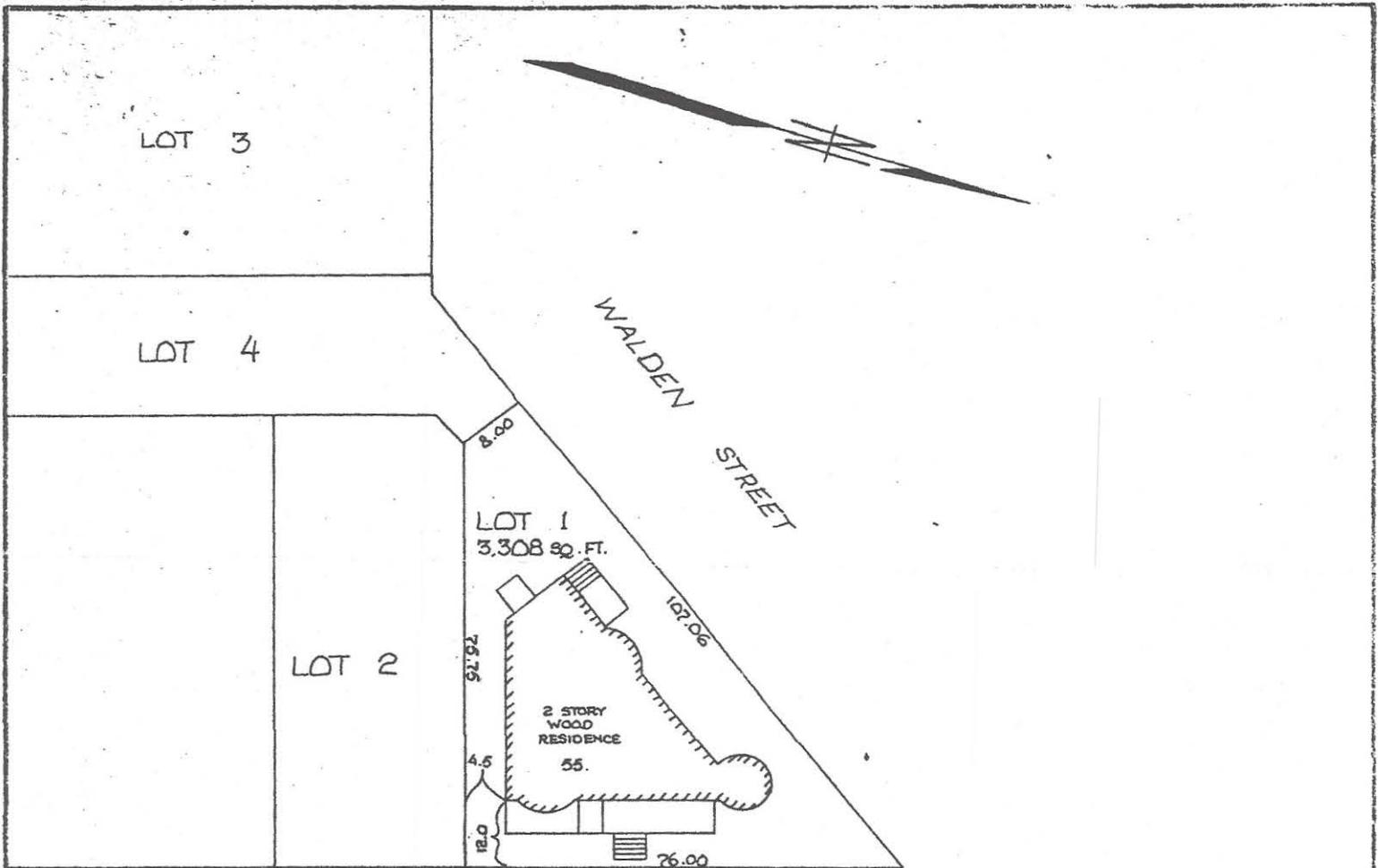
ESTIMATED
SLOPE CHANGE = 18" OVER 14'
(APPROX. 11%) NOT TO EXCEED
24" OVER 14' / 15%

LOT 2



VT PLEASANT STREET

4/16/15
CURB CUT APPLICATION
55 MT. PLEASANT ST.



MOUNT PLEASANT STREET

NOTE: THIS PLAN WAS
DRAWN FOR MORTGAGE
PURPOSES ONLY AND
IS NOT TO BE RECORDED.

I hereby certify that
the building shown on
this plan conformed to
the zoning laws of
the city of Cambridge
when built and

ENGINEERING SINCE 1920



PLAN OF PROPERTY IN

CAMBRIDGE, MASS.

OWNED BY
THOMAS B. WILSON ET UX

SCALE: 1" = 30'

6-24-1971

L.G. BRACKETT & Co., INC.
Civil Engineers

I hereby certify
that the building
shown on this
plan is on the
ground as shown.

[Signature]

COUNTY: MIDDLESEX
PLAN: BOOK 2541 END

PLAN BY: W.A. MASON ET AL, SURVEYORS
DATE OF PLAN: 3-5-1897

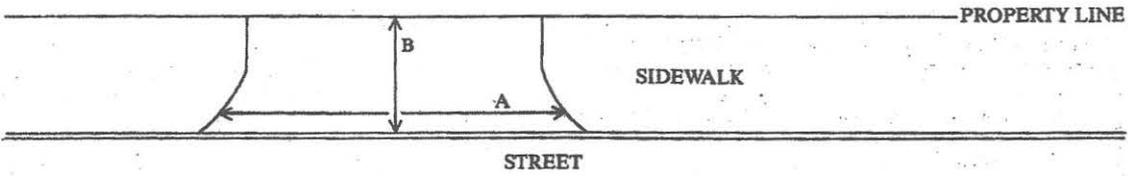
55 MT. PLEASANT ST. (WALDEN ST. SIDE)



DRAWING 2:

SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE

CITY OF CAMBRIDGE



A = 11 FT. ÷ 3 = 3.7 YARDS

B = 5.8 FT. ÷ 3 = 1.9 YARDS

A × B = 11 SQUARE YARDS

COST ESTIMATE:

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

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

CONCRETE: 11 SQUARE YARDS × \$40/SQUARE YARD = \$ 440

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

DEPARTMENT OF PUBLIC WORKS SCHEDULED DATE FOR CONSTRUCTION:

 / /

DEPARTMENT OF PUBLIC WORKS STATED FEE: \$ _____

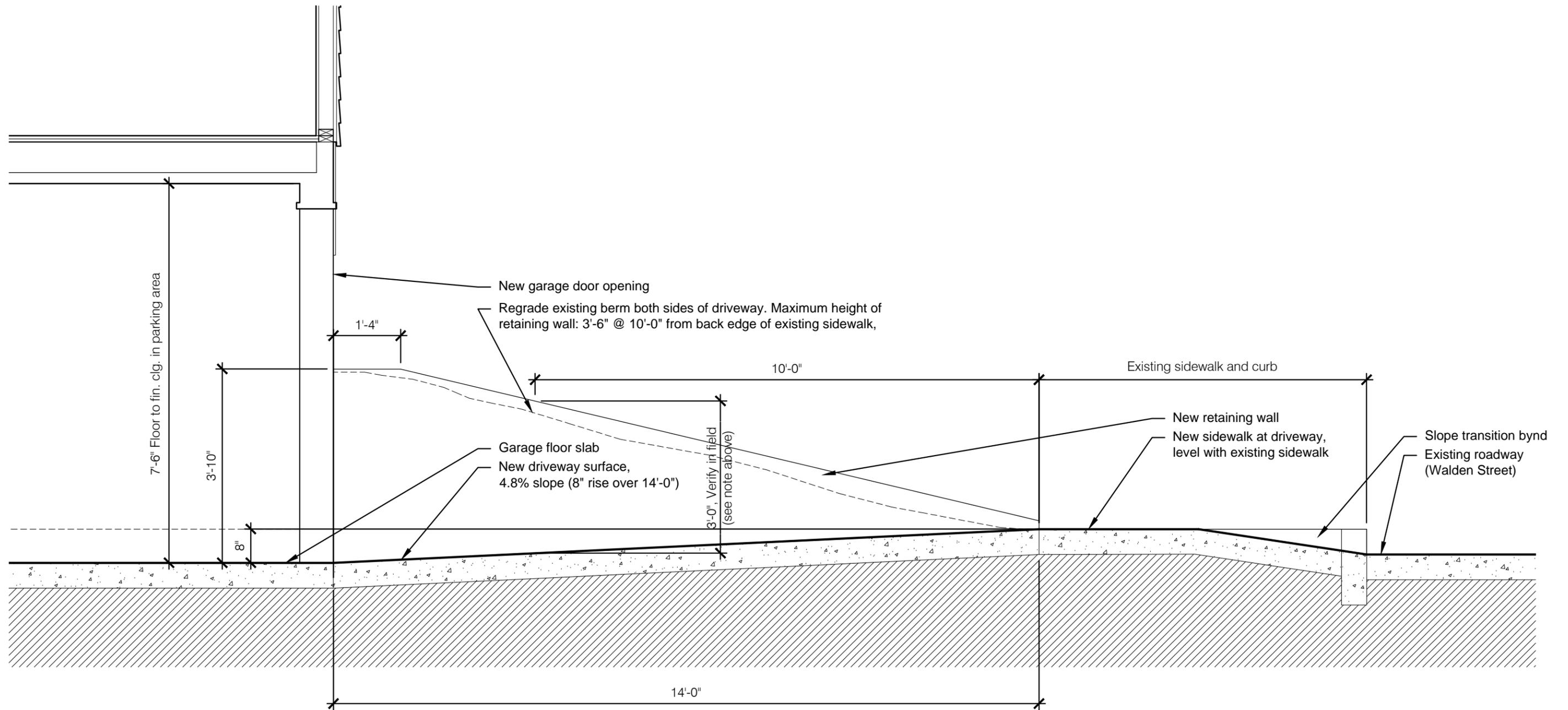
The undersigned agrees to pay the stated fee for the driveway installation in full within two (2) weeks of the estimated starting date of construction before the Department of Public Works shall proceed with construction:

Owner's signature: Janne Gibson, Manager, for J-CAT LLC Date: 4/16/15

Address: 100 KIRKLAND RD., CAMBRIDGE 02138

Funds Received: \$ _____

Check Number: _____



PROJECT NAME: OWNER ARCHITECT CONTRACTOR STRUCTURAL ENGINEER

DRIVEWAY SECTION

55 MT. PLEASANT ST
CURB CUT APPLICATION

PROJECT ADDRESS:
55 MT. PLEASANT ST
CAMBRIDGE, MA 02140

A1.01

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 45 MT. PLEASANT ST.

approval

Cambridge, Massachusetts, I do hereby declare

disapproval

of the installment of:

Off-Street Parking Facility located at 55 MT. PLEASANT ST.

Signed: Joan Bryan

Date: 3/15/15

Address: 45 MT. PLEASANT ST., CAMBRIDGE

To Whom It May Concern:

As owner or agent of 2 HUBBARD AVE.

approval

Cambridge, Massachusetts, I do hereby declare

disapproval

of the installment of:

Off-Street Parking Facility located at 55 MT. PLEASANT ST.

Signed: John Zeman

Date: 3/15/2015

Address: 2 HUBBARD AVE CAMBRIDGE MA 02140

To Whom It May Concern:

As owner or agent of 85 WALDEN ST.

approval

Cambridge, Massachusetts, I do hereby declare

disapproval

of the installment of:

Off-Street Parking Facility located at 55 MT. PLEASANT ST.

Signed: ET [Signature]

Date: Mar 15, 2015

Address: 85 Walden St. Cambridge

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern: _____
As owner or agent of 51 MT. PLEASANT ST. #1
 approval
Cambridge, Massachusetts, I do hereby declare disapproval
of the installment of:
Off-Street Parking Facility located at 55 MT. PLEASANT ST.
Signed: [Signature] Date: _____
Address: 51 MT. PLEASANT ST. CAMBRIDGE MA #1

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 51 MT. PLEASANT ST. # 2

approval
 disapproval

Cambridge, Massachusetts, I do hereby declare
of the installment of:

Off-Street Parking Facility located at 55 MT. PLEASANT ST.

Signed: [Signature] Date: 3/15/15

Address: 51 Mt. Pleasant 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 51 MT. PLEASANT ST. #3

approval
 disapproval

Cambridge, Massachusetts, I do hereby declare
of the installment of:

Off-Street Parking Facility located at 55 MT. PLEASANT ST.

Signed: [Signature] Date: 4/7/15

Address: 3 Berkeley Place, Cambridge 02138

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTOR'S FORM

To Whom It May Concern:

As owner or agent of 54 MT. PLEASANT ST.

approval

Cambridge, Massachusetts, I do hereby declare

disapproval

of the installment of:

Off-Street Parking Facility located at 55 MT. PLEASANT ST.

Signed:

Shirley Jones

Date:

22 Mar 2015

Address:

54 Mount Pleasant St Cambridge 02140

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 60 MT. PLEASANT ST.

approval

LOSS OF PARKING
CONCERNS

Cambridge, Massachusetts, I do hereby declare

disapproval

of the installment of:

Off-Street Parking Facility located at 55 MT. PLEASANT ST.

STEOGN MCNULM

Signed:

[Signature]

Date:

3/27/2015

Address:

62 MT PLEASANT ST.

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern: 89 WALDEN ST.
As owner or agent of _____
 approval
Cambridge, Massachusetts, I do hereby declare disapproval
of the installment of:
Off-Street Parking Facility located at 55 MT. PLEASANT ST.
Signed: [Signature] Date: 3/15/15
Address: _____



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

2015 MAY 18 AM 11 37

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

(617) 349-4260
FAX: (617) 349-4269

DONNA P. LOPEZ
CITY CLERK

PAULA M. CRANE
DEPUTY CITY CLERK

May 11, 2015

Dear Neighborhood Representative:

This office is in receipt of a copy of an application from Jeanne Gibson for J-CAT LLC, requesting a curb cut at the premises numbered 55 Mt. Pleasant 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
City Clerk

Buena Vista Social Club – Ruth A. Ryals

hereby approve disapprove of said driveway petition.

Comments: _____

Signature of authorized association representative

Daytime telephone no.

617-547-6453

cc: Petitioner