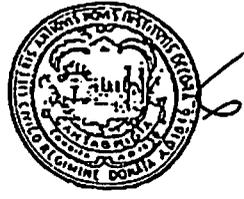


#03012011 Control # 6516

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES
APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
2011 MAR 11 AM 11:14
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 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 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: 3/11/11

PART I:

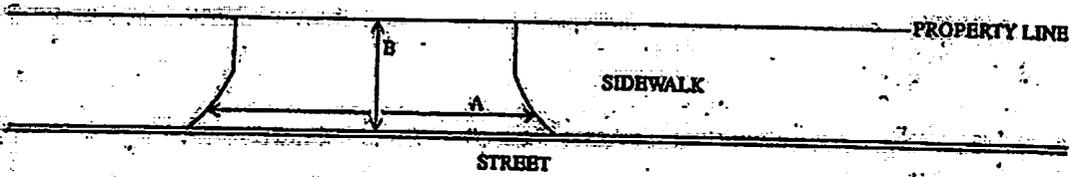
Address of proposed curb cut or off-street parking facility: <u>71-73 Normandy Ave Cambridge</u>	
Frontage: <u>45 ft.</u>	Block and Lot: <u>267A-239</u>
Setback (distance from building to sidewalk): <u>15' 4"</u>	
Distance from proposed driveway to surrounding structures and property line: <u>12' 6"</u>	
Dimensions of proposed driveway: <u>20' x 15' 4"</u>	
Location of any trees, sign posts, fire hydrants, utility poles, etc., in direct vicinity of proposed driveway: <u>na</u>	

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

RECEIVED
MAR 22 2011
2011 APR 19 A 10:42

DRAWING 2:

SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE
CITY OF CAMBRIDGE



$B = \frac{6.4 \text{ FT.} + 3}{3} = 2.1 \text{ YARDS}$

$A = \frac{20.0 \text{ FT.} + 3}{3} = 6.6 \text{ YARDS}$

$A \times B = 13.86 \text{ SQUARE YARDS}$

★ Existing work out must be closed.

COST ESTIMATE:	
BRICK: _____ SQUARE YARDS	× \$70/SQUARE YARD = \$ _____
BRICK ON CONCRETE: _____ SQUARE YARDS	× \$85/SQUARE YARD = \$ _____
CONCRETE: 13.86 SQUARE YARDS	× \$40/SQUARE YARD = \$ 554.40
ASPHALT: _____ SQUARE FEET	× 1 TON/40 SQUARE FEET × \$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:

George DAVOS

508-330-4057

Owner's signature: [Signature]

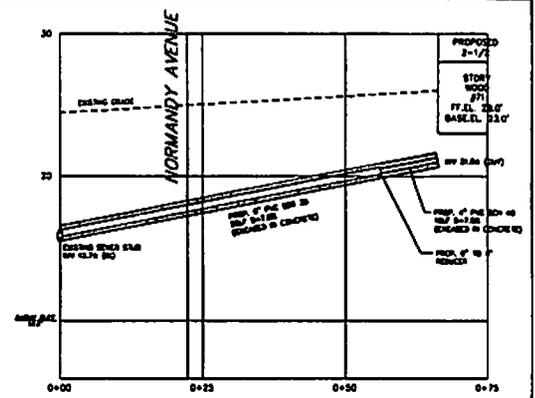
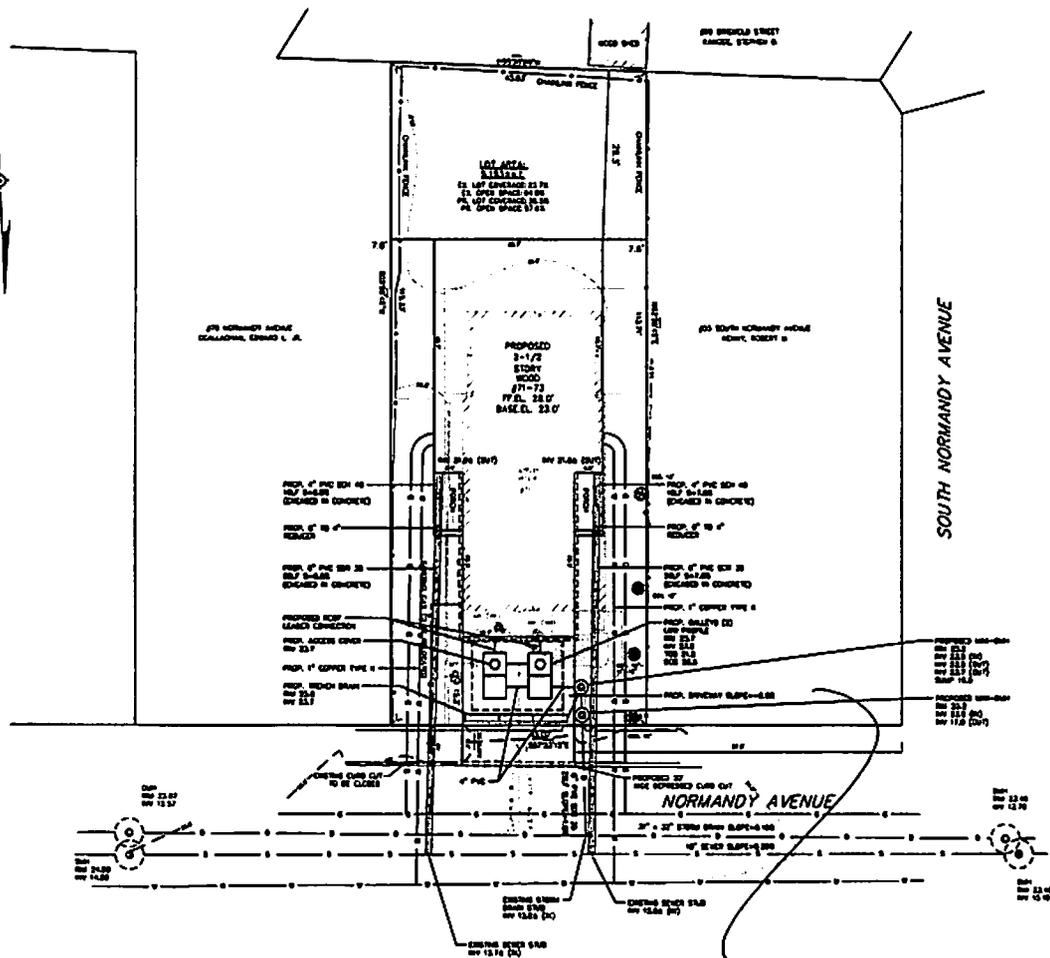
Date: 12/29/10

Address: 56 Highgate Rd Needham MA 02492

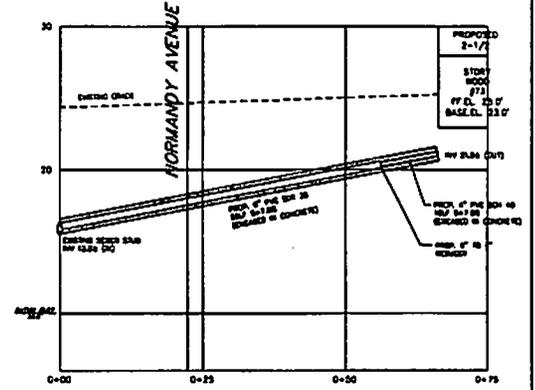
Funds Received: \$ _____

Check Number: _____

- LEGEND**
- STORM SEWER
 - COMMERCIAL SEWER
 - SEWER
 - WATER MAIN
 - OVERHEAD ELECTRIC
 - UNDERGROUND ELECTRIC
 - GAS MAIN
 - CONCRETE
 - BRICK
 - ROCKET FENCE
 - CHAINLINK FENCE
 - PROPERTY LINE
 - BY SEWER DISTANCE
 - CONCRETE WALK
 - SEWERAGE PIPE
 - IRON POST
 - LIGHT POLE
 - GAS VALVE
 - WATER VALVE
 - UTILITY POLE
 - SEWERAGE MANHOLE
 - SEWER MANHOLE
 - TOP OF STORM S.
 - TOP OF SEWER S.
 - TOP OF GROUND S.
 - TOP OF WALL S.



PROPOSED SEWER PROFILE #71
SCALE: 1" = 10' (HORIZONTAL)
SCALE: 1" = 4' (VERTICAL)



PROPOSED SEWER PROFILE #73
SCALE: 1" = 10' (HORIZONTAL)
SCALE: 1" = 4' (VERTICAL)

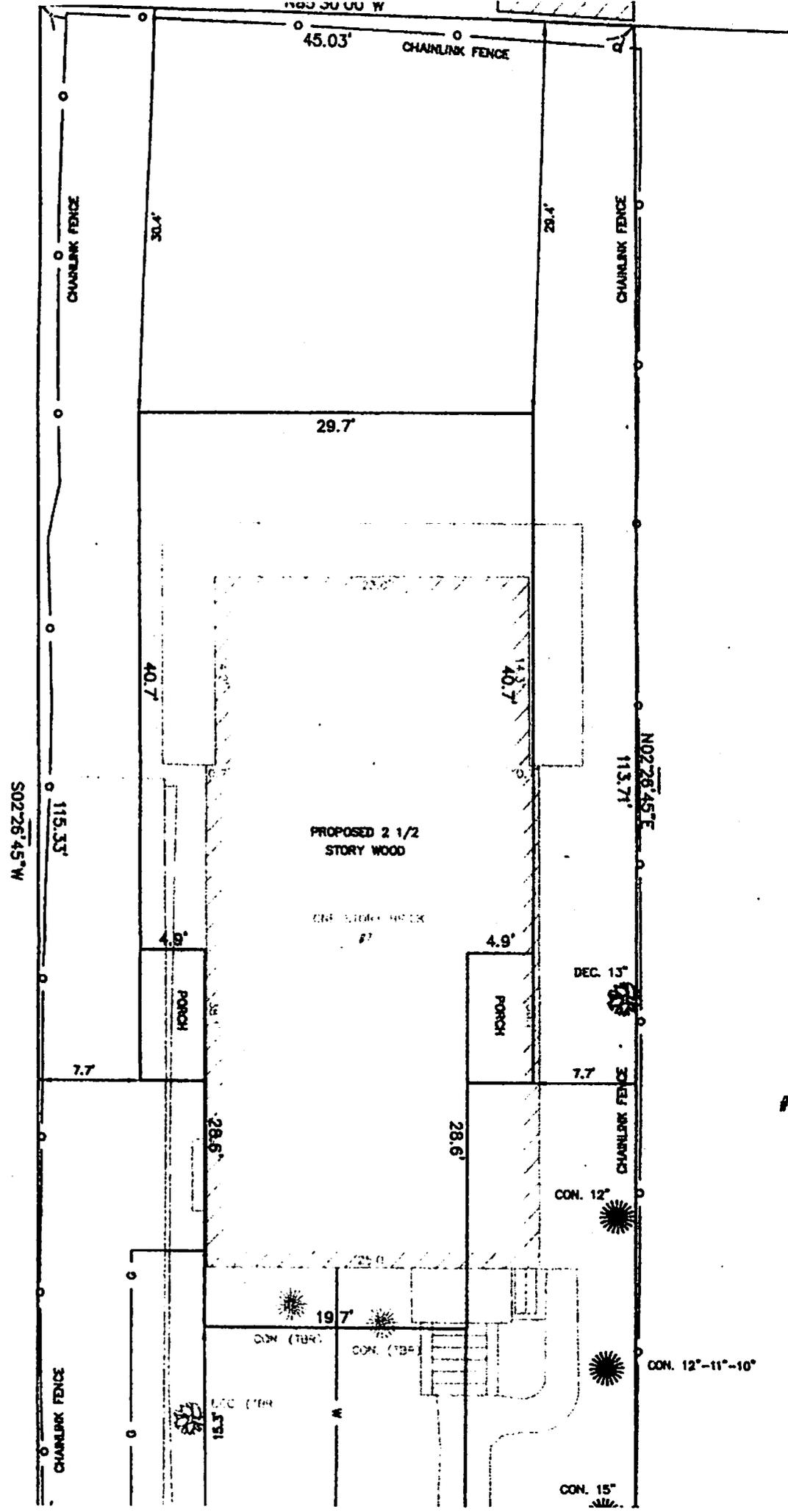
DIG SAFE
CAUTION
BEFORE YOU OR ANYONE ELSE CONTACTS THE DIG SAFE, PLEASE CONTACT THE DESIGNER TO REMOVE THE DIG SAFE FROM THE SITE. THE DIG SAFE IS A SAFETY DEVICE AND SHOULD NOT BE REMOVED OR DAMAGED. THE DIG SAFE IS A SAFETY DEVICE AND SHOULD NOT BE REMOVED OR DAMAGED. THE DIG SAFE IS A SAFETY DEVICE AND SHOULD NOT BE REMOVED OR DAMAGED.



Driveway slope = 6.5% **VTP ASSOCIATES**

TOPOGRAPHIC SITE PLAN
CAMBRIDGE, MASSACHUSETTS
SHOWING PROPOSED CONDITIONS AT
#71 NORMANDY AVENUE
SCALE: 1/4"=10' DATE: DECEMBER 20, 2010
PROJECT: 10190
LAND SURVEYORS - CIVIL ENGINEERS
#12 ADAMS STREET 3RD FLOOR SUITE 3
NEWTON, MA 02459
(617) 333-8271

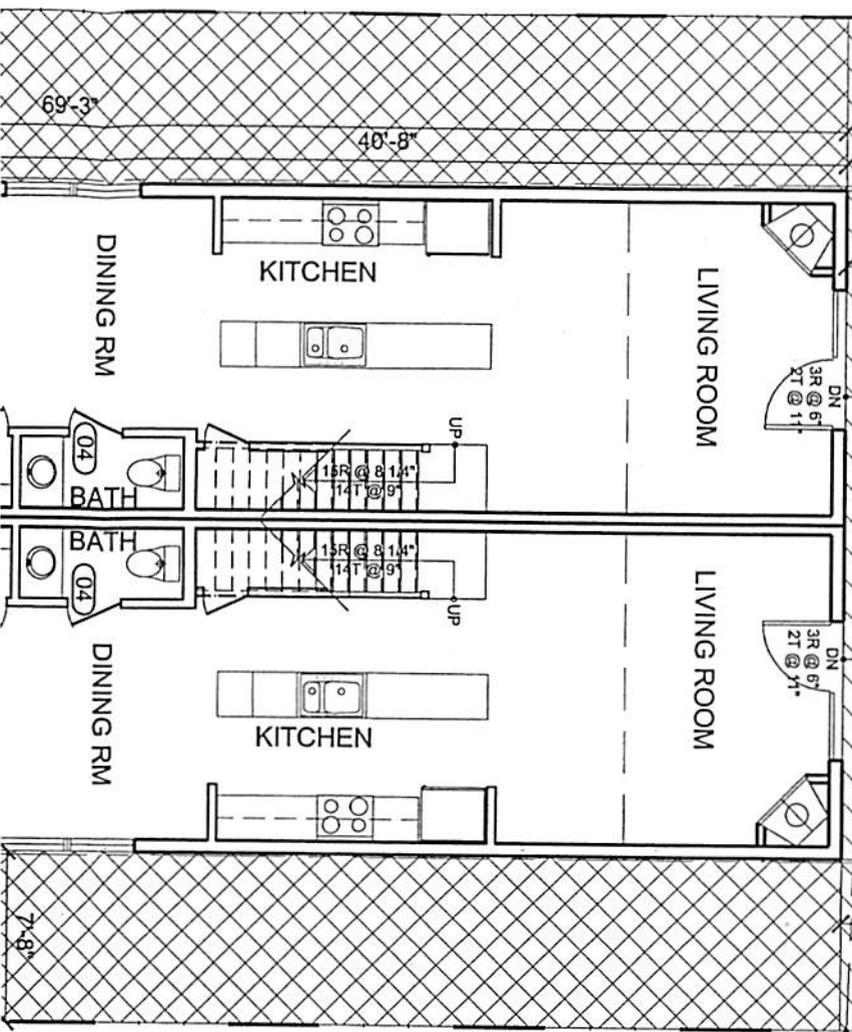
75 NORMANDY AVENUE
MALLAGHAN, EDWARD L. JR.



CON. 12'-11"-10"

CON. 15"

REAR SETBACK



**1347 SF
OPEN SPACE**

30'-5 5/8"

29'-8"

29'-4 13/16"

113'-8 1/2"

ARCHITECT
KHALSA DESIGN IN



17 WALLOO STREET, SUITE 400
SOMERVILLE, MA 02143
TELEPHONE 617-591-8682 FAX: 617-591-206

CONSULTANTS:

CIVIL ENGINEER

VTP ASSOCIATES INC.
132 Adams Street 2nd Floor Suite 3
Newton, MA 02458
T: 617-332-8271

STRUCTURAL ENGINEER

Name: KEN WOODS
18 Temple Street
Newburyport, MA 01950
T: 978-985-6129
F: 978-255-3555

MEP ENGINEER

Name : Al Marzullo
TKGEAST
17 Ivaloo Street, Suite 400
Somerville, MA 02143
T: 617-591-8682
F: 617-591-2086

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE

Existing curb^{cut} must be closed.

PART II: INSPECTIONAL SERVICES DEPARTMENT

Application approved Application denied

Reason: _____

Signature: [Signature] Sean O'Grady Date: 3/11/11

Title: _____

PART III: TRAFFIC AND PARKING DEPARTMENT

Application approved Application denied

Reason: Driveway slope shall be 6.5%

Signature: [Signature] Date: 3-21-11

Title: Traffic Engineer

PART IV: HISTORICAL COMMISSION

Application approved Application denied

Reason: _____

Signature: Sarah Burks Date: 3/22/11

Title: Preservation Planner

PART V: PUBLIC WORKS DEPARTMENT

Application approved Application denied

Reason: _____

Signature: [Signature] Date: 4/14/2011

Title: Superintendent of Streets & Sidewalks

OWNER/APPLICANT is responsible for construction & installation of curb cuts & sidewalk repair

MORRISSEY, WILSON & ZAFIROPOULOS, LLP

35 Braintree Hill Office Park, Suite 404
Braintree, Massachusetts 02184

Main Telephone (781) 353-5500
Fax (781) 356-5546
Website: www.mwzllp.com

Michael H. Zafirooulos
Direct Dial: (781) 353-5500 x505
email: mhz@mwzllp.com

December 29, 2010

IN HAND DELIVERY

Zoning Officer
Inspectional Services Dept.
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

**RE: 71 Normandy Avenue, Cambridge, MA
Application for Curb-cut Relocation**

Dear Sir/Madam:

Please be advised I represent the 71-73 Normandy Avenue Nominee Trust, owner of the above-referenced property. Enclosed please find the following documentation relative to an application to relocate an existing curb-cut:

1. Completed "Application for Driveway Cuts and Openings" including Part I, Drawing 1, Drawing 2 and attached Plan entitled: "Curb Cut Plan, Cambridge, Massachusetts Showing Proposed Conditions at #71 Normandy Avenue" dated November 2, 2010 prepared by VTP Associates, Inc., Land Surveyors – Civil Engineers;
2. Schematic Plan drawn by TKG Khalsa Design Inc. showing proposed units including Zoning Chart; and
3. Copies of letters to all abutters including signed assents.

My client attempted to visit all the abutters who were sent letters to see if they had questions concerning the application and whether they would be willing to provide their approval of same. The following is a report of those attempts: Pasquarello: 68-70 Normandy - approval signed and enclosed. Davies: 72-74 Normandy - no answer. Kanode: 99 Griswold - approval signed and enclosed. Kenny: 66 Radcliffe - approval signed and enclosed. McKinley: 76 Normandy - met wife, she said husband had no problem w/ curb cut but had not signed doc and

Zoning Officer
Inspectional Services Dept.
December 28, 2010
Page 2

was not home. O'Callaghan: 75 Normandy - no answer. Olick: 72-74 Normandy - met owner who said he had not looked at the letter and it was not a good time to speak.

Please do not hesitate to contact me with questions concerning any of the foregoing matters referred to herein or related thereto.

Sincerely,

Michael H. Zafirepoulos

MHZ/jed
Enclosures

cc: 71-73 Normandy Avenue Nominee Trust

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTOR'S FORM

To Whom It May Concern:

As owner or agent of 68-70 Normandy Avenue, Cambridge, MA

approval

Cambridge, Massachusetts, I do hereby declare disapproval

of the installment of:

Off-Street Parking Facility located at 71-73 Normandy Avenue, Cambridge, Massachusetts

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 _____

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 _____

Signed: James Regiswell Date: December 4, 2010

Address: 60 Normandy Ave
Cambridge, Mass 02138

1
7

SYSBRO DEVELOPMENT, LLC

56 Highgate Street

Needham, Massachusetts 02492

Telephone (Harriet Davos Zafiroopoulos) (617) 797-5340

Telephone (George Davos) (508) 330-4057

Fax (781) 449-2022

November 23, 2010

Mr. and Mrs. John Pasquarello
68-70 Normandy Ave
Cambridge, MA 02138

RE: 71-73 Normandy Ave; Application for Curb Relocation

Dear Mr. and Mrs. Pasquarello:

I am writing to you for a couple of reasons. First, I would like to introduce myself to you. My brother and I recently purchased the house located at 71-73 Normandy Ave. We also want to inform you of our intention to file an application with the City of Cambridge to relocate the existing curb cut.

I am enclosing for your review a copy of the "Curb Cut Plan" prepared by our engineer. As you can see from the enclosed plan we are moving the existing driveway toward the middle of the property in order to accommodate the two (2) new units we want to build at this location. The new opening will be 19'.7" wide which will lead to a 2 car garage. I am also enclosing a drawing of the units we want to build at this location. As you can see from the enclosed drawing the units will be side-by-side with each unit containing approximately 1,270 sq. ft of living space. As you can see from the enclosed curb cut plan the footprint of the 2 units will be approximately the same as the existing house.

We are an experienced, award winning builder, having been part of a development team that received the prestigious Silver Prism Award in 2009 from the Builders Association of Greater Boston for the "Best Multi-Family Conversion" for a project we did in Brighton called "Bigelow Court". I am enclosing for your reference photos of this project, as well as photos of a couple of single family homes we built within the last couple of years. It is our intention to build something that will be attractive and in keeping with the neighborhood.

Mr. and Mrs. John Pasquarello
December 8, 2010
Page 2

It was our preference that we meet you in person to introduce ourselves and also provide you with the enclosed information but given the upcoming Thanksgiving holiday we did not want to intrude on your privacy. If you are interested we would very much welcome the opportunity to meet with you after the holiday so we can tell you more about what we are interested in doing and also answer any questions you may have concerning the curb-cut relocation or what we intend to build.

In the meantime, I am also enclosing a form from the City of Cambridge which asks you to check off one of the boxes either approving or disapproving our curb cut relocation application. I would greatly appreciate it if you would please complete the form, sign and return it to me in the enclosed self-addressed stamped envelope at your earliest possible convenience. If you prefer, I am also happy to come by your home to get the completed and signed form from you. Please just let me know what works best for you.

If you should have any questions or if you would like to discuss any of the foregoing please feel free to contact me at 617-797-5340.

Thank you for your consideration of this request.

Sincerely,

Harriet Davos Zafiropoulos

Enclosures

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTOR'S FORM

To Whom It May Concern: 55 S. NORMANDY AVE. Cambridge, MA
66 Radcliffe Road, Belmont, MA
As owner or agent of _____
 approval
Cambridge, Massachusetts, I do hereby declare disapproval
of the installment of: 71-73 Normandy Avenue, Cambridge,
Off-Street Parking Facility located at _____
Massachusetts _____
Signed: Barbara A. Kenny Date: 12-10-10
Address: 66 Radcliffe Rd Belmont MA 02478

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 _____
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 _____
Signed: _____ Date: _____
Address: _____

SYSBRO DEVELOPMENT, LLC

56 Highgate Street

Needham, Massachusetts 02492

Telephone (Harriet Davos Zafirooulos) (617) 797-5340

Telephone (George Davos) (508) 330-4057

Fax (781) 449-2022

November 23, 2010

Mr. Robert M. Kenny
66 Radcliffe Road
Belmont, MA 02478

RE: 71-73 Normandy Ave; Application for Curb Relocation

Dear Mr. Kenny:

I am writing to you for a couple of reasons. First, I would like to introduce myself to you. My brother and I recently purchased the house located at 71-73 Normandy Ave. We also want to inform you of our intention to file an application with the City of Cambridge to relocate the existing curb cut.

I am enclosing for your review a copy of the "Curb Cut Plan" prepared by our engineer. As you can see from the enclosed plan we are moving the existing driveway toward the middle of the property in order to accommodate the two (2) new units we want to build at this location. The new opening will be 19'.7" wide which will lead to a 2 car garage. I am also enclosing a drawing of the units we want to build at this location. As you can see from the enclosed drawing the units will be side-by-side with each unit containing approximately 1,270 sq. ft of living space. As you can see from the enclosed curb cut plan the footprint of the 2 units will be approximately the same as the existing house.

We are an experienced, award winning builder, having been part of a development team that received the prestigious Silver Prism Award in 2009 from the Builders Association of Greater Boston for the "Best Multi-Family Conversion" for a project we did in Brighton called "Bigelow Court". I am enclosing for your reference photos of this project, as well as photos of a couple of single family homes we built within the last couple of years. It is our intention to build something that will be attractive and in keeping with the neighborhood.

Mr. Robert M. Kenny
December 8, 2010
Page 2

It was our preference that we meet you in person to introduce ourselves and also provide you with the enclosed information but given the upcoming Thanksgiving holiday we did not want to intrude on your privacy. If you are interested we would very much welcome the opportunity to meet with you after the holiday so we can tell you more about what we are interested in doing and also answer any questions you may have concerning the curb-cut relocation or what we intend to build.

In the meantime, I am also enclosing a form from the City of Cambridge which asks you to check off one of the boxes either approving or disapproving our curb cut relocation application. I would greatly appreciate it if you would please complete the form, sign and return it to me in the enclosed self-addressed stamped envelope at your earliest possible convenience. If you prefer, I am also happy to come by your home to get the completed and signed form from you. Please just let me know what works best for you.

If you should have any questions or if you would like to discuss any of the foregoing please feel free to contact me at 617-797-5340.

Thank you for your consideration of this request.

Sincerely,

Harriet Davos Zafiropoulos

Enclosures

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTOR'S FORM

To Whom It May Concern:
As owner or agent of 99 Griswold Street, Cambridge, MA

approval
Cambridge, Massachusetts, I do hereby declare disapproval

of the installment of:
Off-Street Parking Facility located at 71-73 Normandy Avenue, Cambridge,
Massachusetts

Signed: Stephen D. Banode Date: 12-19-2010
Address: 99 GRISWOLD ST
CAMB. 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 _____

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 _____

Signed: _____ Date: _____
Address: _____

SYSBRO DEVELOPMENT, LLC

56 Highgate Street

Needham, Massachusetts 02492

Telephone (Harriet Davos Zafirooulos) (617) 797-5340

Telephone (George Davos) (508) 330-4057

Fax (781) 449-2022

November 23, 2010

Mr. Stephen D. Kanode
99 Griswold Street
Cambridge, MA 02138

RE: 71-73 Normandy Ave; Application for Curb Relocation

Dear Mr. Kanode:

I am writing to you for a couple of reasons. First, I would like to introduce myself to you. My brother and I recently purchased the house located at 71-73 Normandy Ave. We also want to inform you of our intention to file an application with the City of Cambridge to relocate the existing curb cut.

I am enclosing for your review a copy of the "Curb Cut Plan" prepared by our engineer. As you can see from the enclosed plan we are moving the existing driveway toward the middle of the property in order to accommodate the two (2) new units we want to build at this location. The new opening will be 19'.7" wide which will lead to a 2 car garage. I am also enclosing a drawing of the units we want to build at this location. As you can see from the enclosed drawing the units will be side-by-side with each unit containing approximately 1,270 sq. ft of living space. As you can see from the enclosed curb cut plan the footprint of the 2 units will be approximately the same as the existing house.

We are an experienced, award winning builder, having been part of a development team that received the prestigious Silver Prism Award in 2009 from the Builders Association of Greater Boston for the "Best Multi-Family Conversion" for a project we did in Brighton called "Bigelow Court". I am enclosing for your reference photos of this project, as well as photos of a couple of single family homes we built within the last couple of years. It is our intention to build something that will be attractive and in keeping with the neighborhood.

Mr. Stephen D. Kanode
December 8, 2010
Page 2

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In the meantime, I am also enclosing a form from the City of Cambridge which asks you to check off one of the boxes either approving or disapproving our curb cut relocation application. I would greatly appreciate it if you would please complete the form, sign and return it to me in the enclosed self-addressed stamped envelope at your earliest possible convenience. If you prefer, I am also happy to come by your home to get the completed and signed form from you. Please just let me know what works best for you.

If you should have any questions or if you would like to discuss any of the foregoing please feel free to contact me at 617-797-5340.

Thank you for your consideration of this request.

Sincerely,

Harriet Davos Zafiropoulos

Enclosures



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260

FAX (617) 349-4269

tty/TDD (617) 492-0235

2011 MAR 31 A 10:30

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

March 16, 2011

Dear Neighborhood Representative:

This office is in receipt of a copy of an application from George Davos, requesting to relocate an existing curb cut *at the premises numbered 71-73 Normandy Avenue, 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

Cambridge Highlands Neighborhood Association – Ann Tennis

hereby X approve _____ disapprove of said driveway petition.

Comments: _____

Signature of authorized association representative *Ann Tennis
CMB Highlands*

Daytime telephone no. *617-515-2722*

cc: Petitioner