



09032009

INSPECTIONAL SERVICES

6497 2

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE



2009 SEP 17 PM 1:11

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.

however, Inspectional Services denies your application you may then appeal to the Zoning Board of Appeals.

DATE:

9 12 2009

PART I:

Form with fields for: Address of proposed curb cut or off-street parking facility: 87 NEW STREET; Frontage: 220'; Block and Lot: MAP 264 LOT 97; Setback (distance from building to sidewalk): 20'; Distance from proposed driveway to surrounding structures and property line: 15'; Dimensions of proposed driveway: 20' WIDE X 15' DEEP; Location of any trees, sign posts, fire hydrants, utility poles, etc., in direct vicinity of proposed driveway: SEE PLOT PLAN.

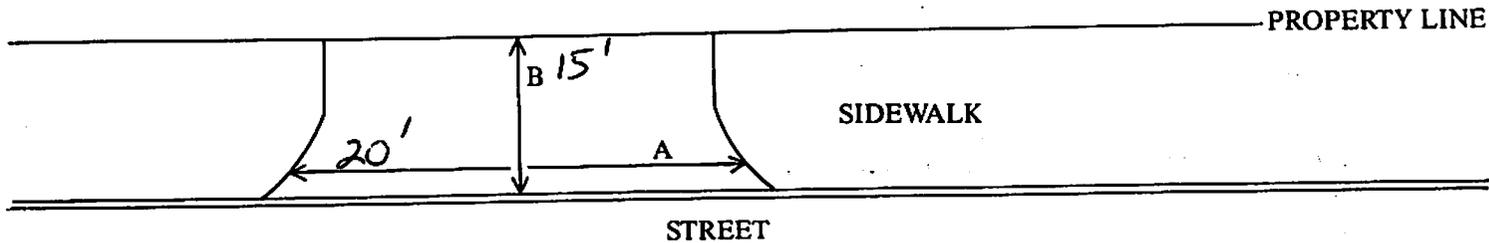
- Plot plan is included
Sketch of driveway with cost estimate is included
All abuttor's forms are included

OFFICE OF THE CITY CLERK
2009 NOV -5 P 2:48

DRAWING 2:

SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE

CITY OF CAMBRIDGE



A = 20 FT. ÷ 3 = 6.67 YARDS

B = 15 FT. ÷ 3 = 5 YARDS

A × B = 33.3 SQUARE YARDS

COST ESTIMATE:

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

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

CONCRETE: _____ SQUARE YARDS × \$40/SQUARE YARD = \$ _____

* ASPHALT: 300 SQUARE FEET × 1 TON/40 SQUARE FEET × \$125/TON = \$ 938

DEPARTMENT OF PUBLIC WORKS SCHEDULED DATE FOR CONSTRUCTION:

1 / 1

DEPARTMENT OF PUBLIC WORKS STATED FEE: \$ _____

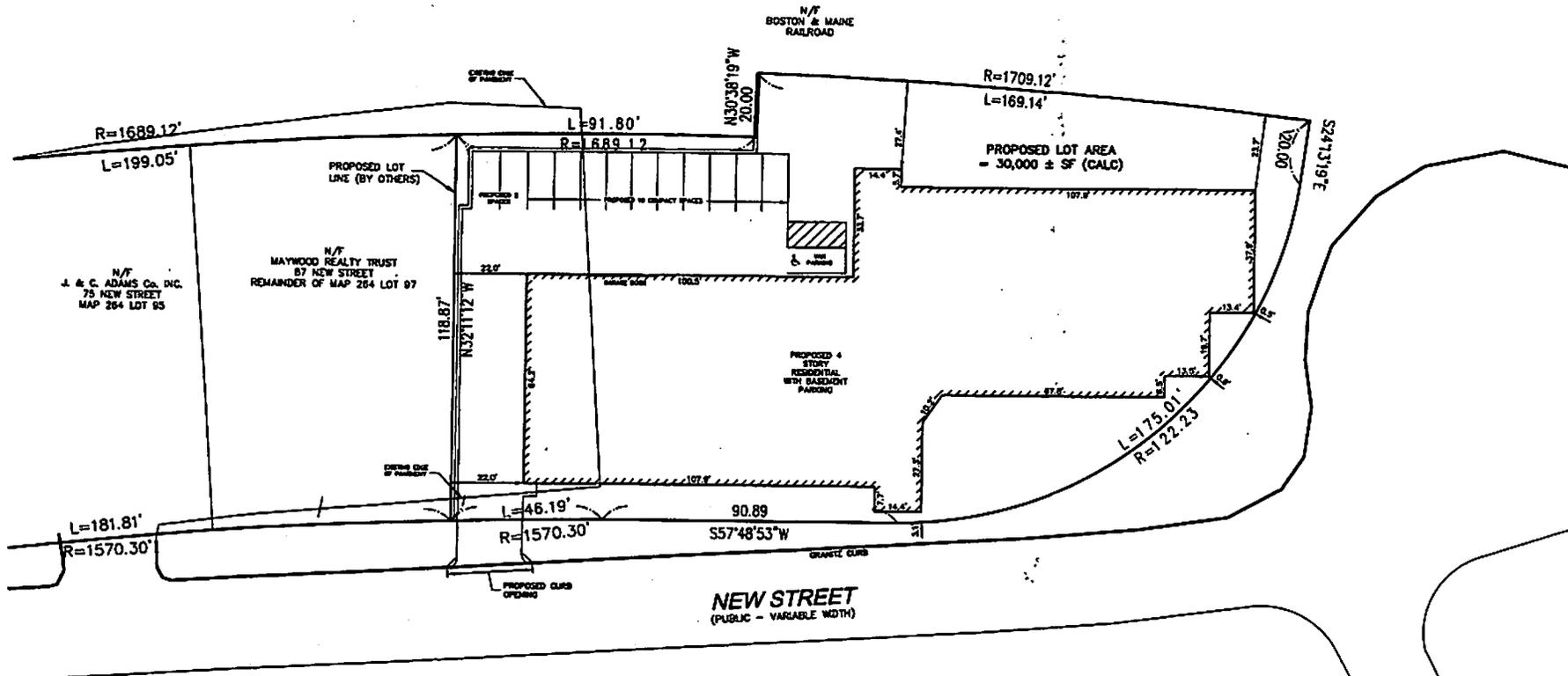
The undersigned agrees to pay the stated fee for the driveway installation in full within two (2) weeks of the estimated starting date of construction before the Department of Public Works shall proceed with construction:

Owner's signature: SIGNING FOR OWNER. BOB TIERNEN Robert 87 New Street LLC Date: 9/16/09

Address: 660 MASS STREET, WARDEN MA 01801
617-719-1848.

Funds Received: \$ _____

Check Number: _____



PLAN REFERENCES
 PLAN No. 948 OF 1980

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Design Consultants, Inc.
 Consulting Engineers and Surveyors

DESIGN CONSULTANTS BUILDING
 235 MEDFORD STREET
 SOMERVILLE, MA 02145
 (617) 776-3350

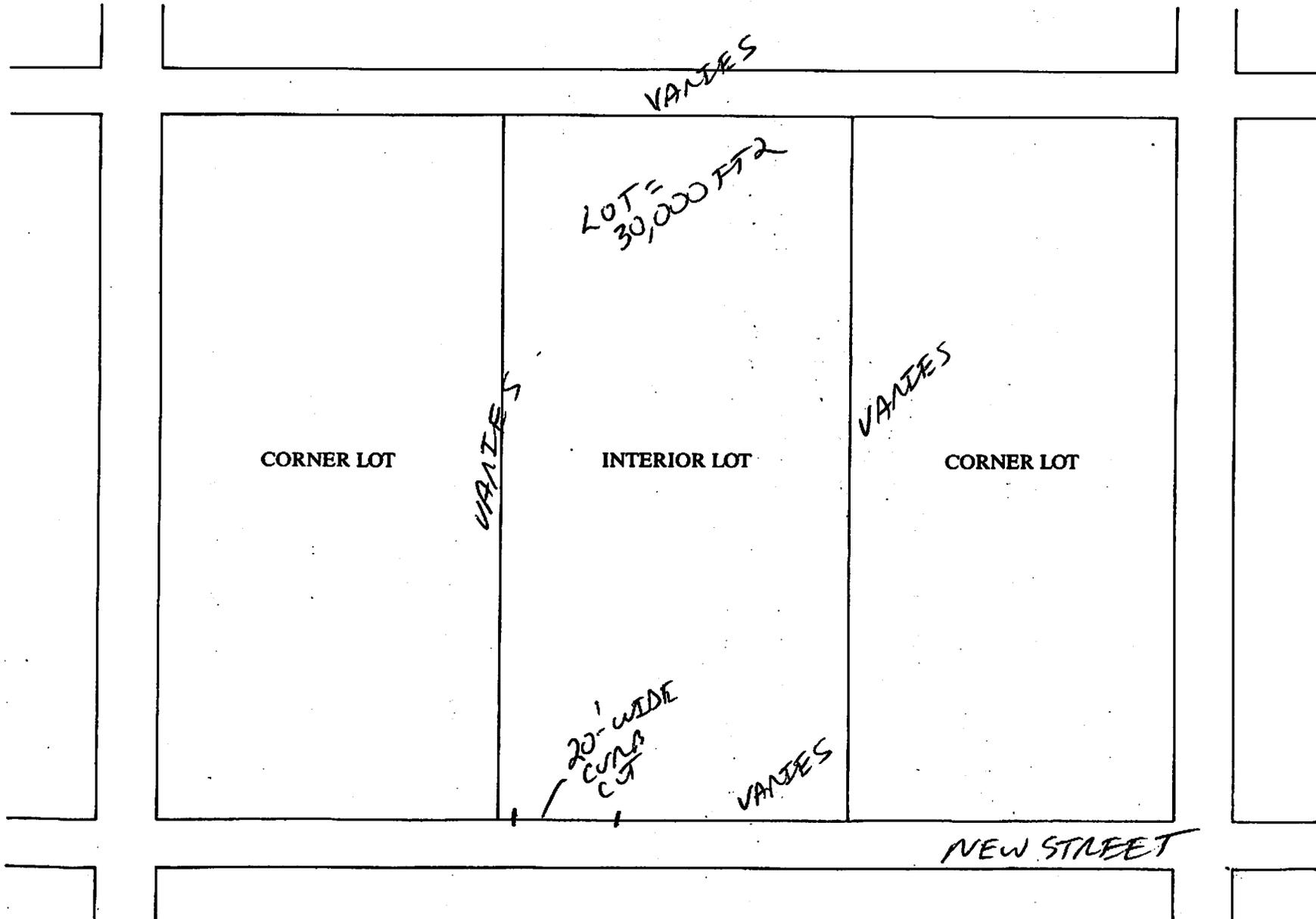
SCALE:			
HORIZ:	1" = 20'		
VERT:			
NO.	DATE	BY	REVISIONS

FIELD: J.J.G.
 CALCS: M.L.
 CHECKED: M.D.B.
 APPROVED: M.D.B.

PROPOSED CERTIFIED PLOT PLAN
87 NEW STREET

DRAWING 1:

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



Tocci Group of Companies

September 17, 2009

Mr. Ranjit Singanayagam
Commissioner of Inspectional Services/Building Commissioner
831 Massachusetts Avenue
Cambridge, MA 02139

**Reference: 09204 - New Street, Cambridge MA
Tocci Building Corporation**

RE: Driveway Cuts & Openings Permit for 87 New Street Cambridge, MA

Dear Ranjit:

This letter is in reference to the abutter signoffs on the Driveway Cuts and Openings Permit. We have contacted all of the below listed abutters.

The three Abutters are:

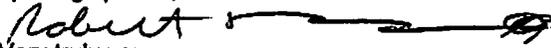
1. City of Cambridge
2. J & C Adams Company Inc.
3. Boston – Maine Railroad

We were able to secure abutter signatures from J & C Adams Company Inc.

We have contacted Roland Theriault VP of Real Estate at the Boston – Main Railroad. He informed us that they typically do not reply to abutter signoffs due to the amount of abutters the railroad has throughout the country. They will only respond to abutters when there is a concern from the railroad. They informed us they have no issues with our New Street Driveway/Curb Cut permit. They also said once they received the City of Cambridge Formal Abutters notice they can respond with their standard abutters reply letter.

The third sign off is the City of Cambridge, we spoke to the Department of Public Works, Traffic & Engineering, Parks & Recreation, and the Building Department, they all informed us that they are not responsible to sign off as the Abutter - City of Cambridge. They also said they didn't know who signs off as the abutter, they commented that they will all review the Driveway cuts and Openings Permit when it comes to their office for signoff.

Please consider this formal notice that all abutters have been contacted concerning our driveway cuts and openings permit, and that there is no immediate concern from any of the abutters.


Very truly yours,

TOCCI BUILDING CORPORATION

Bob Tierney
General Superintendent

BT/nlo

CC: Tony Sandonato Executive Vice President
Victor Guller Senior Project Manager
Richard Regitano Assistant Project Manager



CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of

J+C ADAMS Co INC. / MAYWOOD TRUST

approval

Cambridge, Massachusetts, I do hereby declare

disapproval

of the installment of:

Off-Street Parking Facility located at

87 New St

Signed:

[Signature]

Date:

8/25/09

Address:

75 New St. Cambridge, 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: _____

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE

PART II: INSPECTIONAL SERVICES DEPARTMENT

Application approved Application denied

Reason: Compliance for vacant lot, 5k open space - duplicate of ok

Signature: _____ Date: 9/28/09

Title: [Signature]

PART III: TRAFFIC AND PARKING DEPARTMENT

Application approved Application denied

Reason: No vegetation higher than 2.5 feet above grade within

Signature: Sight triangle _____ Date: 10-30-09

Title: Traffic Engineer

PART IV: HISTORICAL COMMISSION

Application approved Application denied

Reason: _____

Signature: Sarah Barber _____ Date: 9/28/09

Title: Preservation Planner

PART V: PUBLIC WORKS DEPARTMENT

Application approved Application denied

Reason: _____

Signature: [Signature] _____ Date: 10/2/09

Title: Superintendent of Streets & Sidewalks.

Applicant is responsible for all work related the installation of the curb cut, sidewalk & driveway.