

#06012011

65212
LURY 011

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
CITY OF CAMBRIDGE



2011 JUN 22 P 4: 05

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: 6.2.11

PART I:

Address of proposed curb cut or off-street parking facility: 61-69 BOSTON ST

Frontage: 108 FT Block and Lot: 23A/69

Setback (distance from building to sidewalk): 10 FT

Distance from proposed driveway to surrounding structures and property line: 9'-6" From Each Building
8'-0" From Side PL

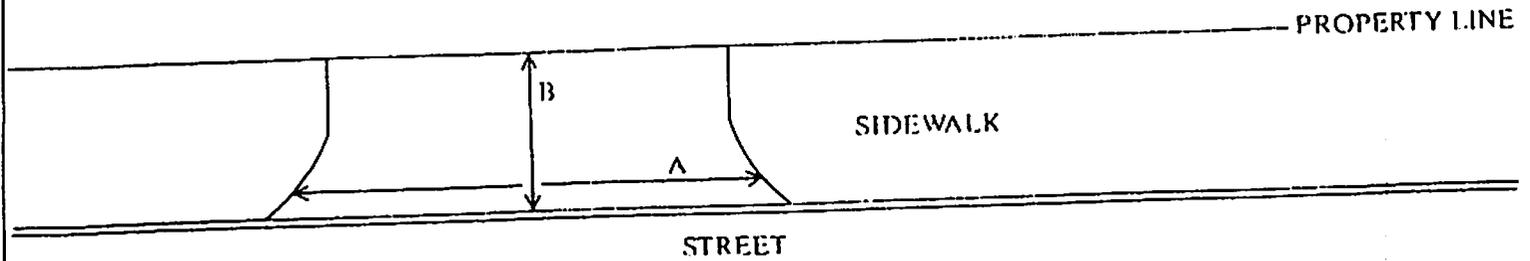
Dimensions of proposed driveway: 20' x 57'

Location of any trees, sign posts, fire hydrants, utility poles, etc., in direct vicinity of proposed driveway: NONE OF THE ABOVE
ARE IN VICINITY

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

DRAWING 2:

SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE
CITY OF CAMBRIDGE



$A = 21.4 \text{ FT.} \div 3 = 7.1 \text{ YARDS}$

$B = 5.0 \text{ FT.} \div 3 = 1.66 \text{ YARDS}$

$A \times B = 11.8 \text{ SQUARE YARDS}$

COST ESTIMATE:

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

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

CONCRETE: 11.8 SQUARE YARDS \times \$40/SQUARE YARD = \$ 480 + LABOR

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

11.8 sq yd

DEPARTMENT OF PUBLIC WORKS SCHEDULED DATE FOR CONSTRUCTION:

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: DOUGLAS BEAUDET

Date: 1-25-1

Address: 17 TIBBETSON ST #3 S.M., MA. 02143

Funds Received: \$ _____

Check Number: _____



CITY OF CAMBRIDGE
INSPECTIONAL SERVICES DEPARTMENT
831 Massachusetts Avenue
Cambridge, MA 02139
617-349-6100

0611009

Application for a PERMIT to Build, Alter, or Repair ANY BUILDING
(other than a 1 or 2 family dwelling) in accordance with the 8th Edition Massachusetts State Building Code 780 CMR.
Application must be filled out COMPLETELY in ink.

Building Address 69 BOLTON STREET, CAMBRIDGE, MA
Building Owner DOUGLAS S. BEAUDET Phone # 617-733-4223
Owner Address 14 IBBETSON ST, #3, SOMERVILLE, MA 02143
Contractor SAME Phone # _____
Contractor Address _____
Architect/Engineer KHALSA DESIGN INC Phone # 617 591 8682
Address 17 WALDOO ST, SUITE 400, SOMERVILLE, MA 02143

TYPE OF WORK: New Construction Addition _____ Change of Occupancy _____
 Repair _____ Alteration Level 1 _____ Alter Level 2 _____ Alter Level 3 _____ Roof _____

EXISTING BUILDING INFORMATION (Required – MSBC Ch. 34 Sec 101.5.4.0 Amended)

Current Use PARKING LOT **Proposed Use** RESIDENTIAL
For Residential Use: Current number of dwelling units _____ Proposed number of dwelling units _____
Building Construction type:
 Non-Combustible (Type I/II) _____ Masonry/Wood (III) _____ Wood (IV/V) B
Building Equipped with: Sprinkler System No Fire Alarm No Smoke Detection No
Provide a description of the building: 3 STORY WOOD FRAME CONSTRUCTION
Description of Proposed Work: Include effects of the proposed work on the structural, egress, fire protection, energy conservation, light, and ventilation systems of the space or building. Include any changes as listed in Zoning Information (pg. 2).
TEN UNIT BUILDING ON VACANT LOT
NEW CONSTRUCTION
3 STORY WOODFRAME BUILDING W PARKING
ON GRADE
 Note: 2 sets of construction documents, plus 1 set in digital format, required to be submitted for review.

ESTIMATED COST OF CONSTRUCTION:

Building	<u>\$ 692,000</u>	HVAC	<u>\$ 80,000</u>
Electric	<u>\$ 70,000</u>	Sprinklers	<u>\$ 100,000</u>
Plumbing	<u>\$ 70,000</u>	Fire Detection	<u>\$ 8,000</u>
Gas Fitting	<u>\$ 10,000</u>	Fire Extinguishing	_____
Total Estimated Cost of Construction	<u>\$ 1,030,000.00</u>		

Total Construction costs include all work done concurrently with the work contemplated by the Building Permit including demolition, plumbing, heating, electrical, air conditioning, painting, wall to wall carpeting, landscaping, site improvements, etc. Furnishings and portable equipment are not part of the total construction cost. A signed copy of contractor/client contract must be included with Application. A final cost affidavit completed by the owner will be required at construction completion for all projects (affidavit required for final sign-off).



**CITY OF CAMBRIDGE
INSPECTIONAL SERVICES DEPARTMENT
831 Massachusetts Avenue
Cambridge, MA 02139
617-349-6100**

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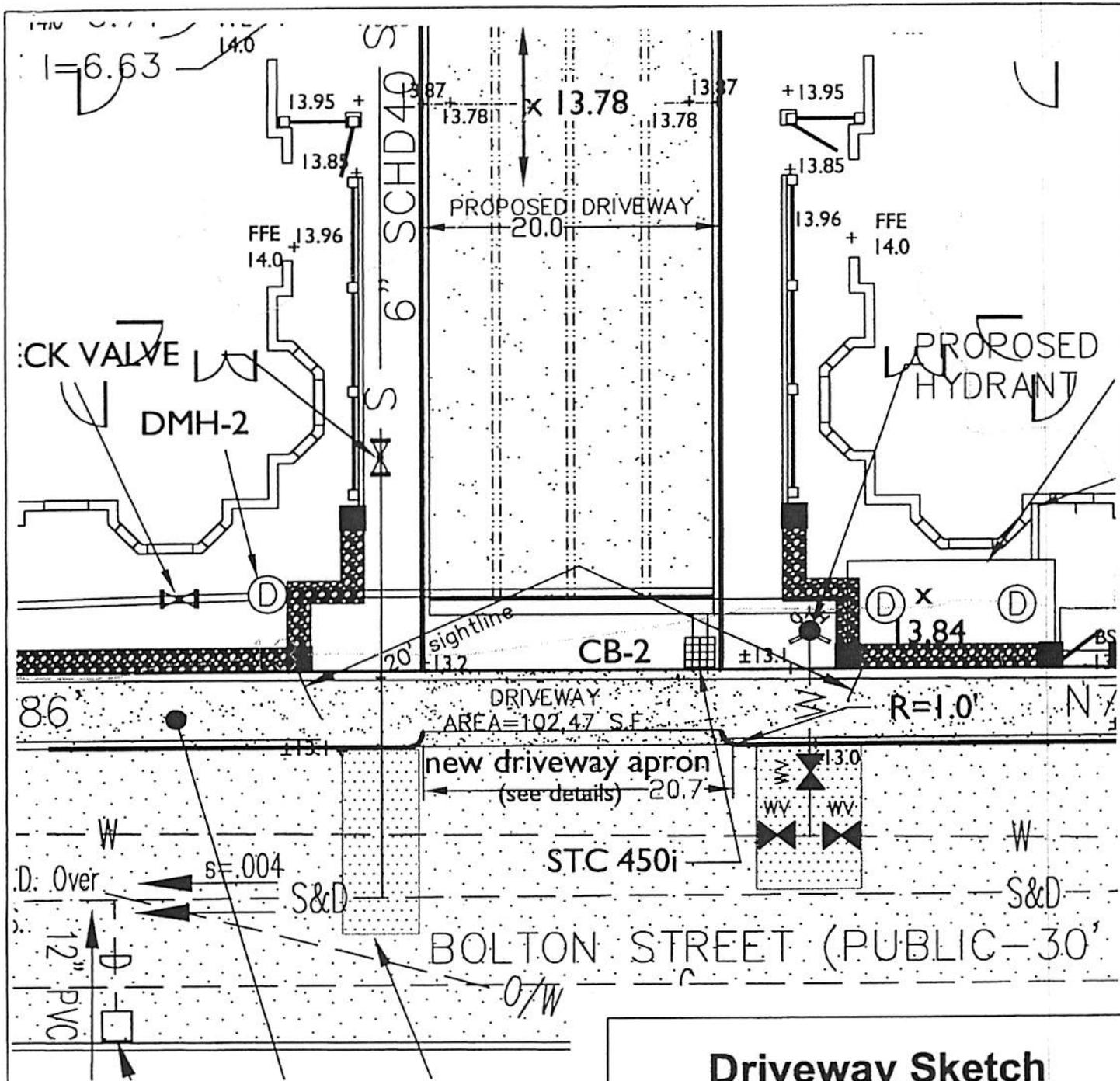
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Driveway Sketch 69 Bolton Street Cambridge, MA

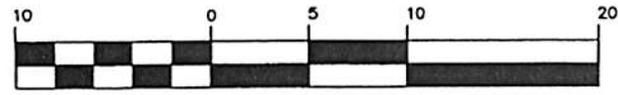
Plan Prepared By:



CCR Associates
Civil Engineers & Land Surveyors
40 Mears Ave.
Quincy, MA 02169
Phone 857-544-3061
www.ccr-associates.com

Date: March 01, 2011

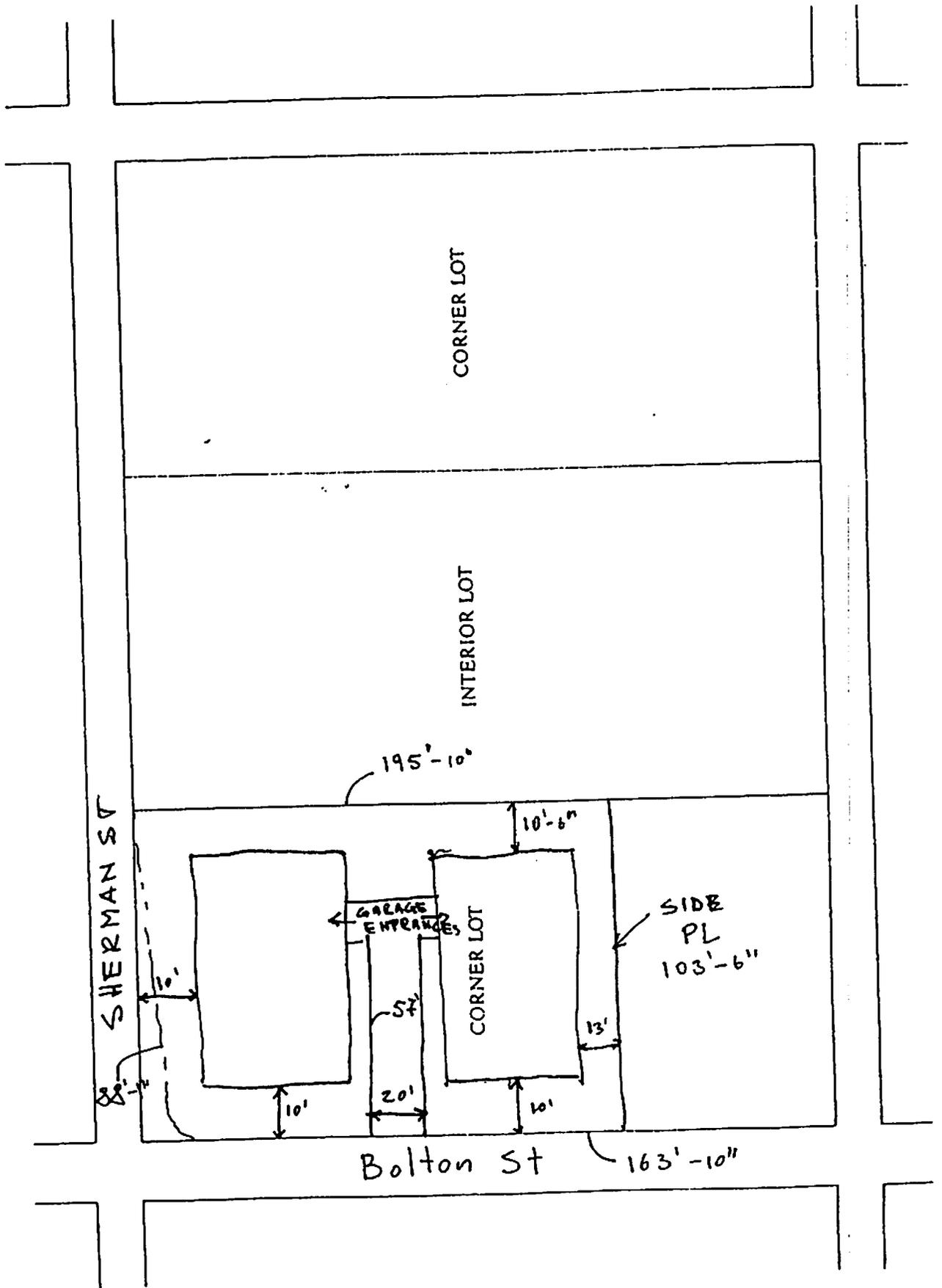
GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.

DRAWING I:

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



APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE

PART II: INSPECTIONAL SERVICES DEPARTMENT

Application approved Application denied

Reason: _____

Signature: [Signature] Date: 6/9/11

Title: Zoning

PART III: TRAFFIC AND PARKING DEPARTMENT (2)

Application approved Application denied

Reason: _____

Signature: [Signature] Date: 6-13-11

Title: Traffic Engineer

PART IV: HISTORICAL COMMISSION (1)

Application approved Application denied

Reason: NOT ON LIST NO REVIEW ANTICIPATED

Signature: [Signature] Date: 6/2/11

Title: PRESERVATION ADMINISTRATOR

PART V: PUBLIC WORKS DEPARTMENT (3)

Application approved Application denied

Reason: _____

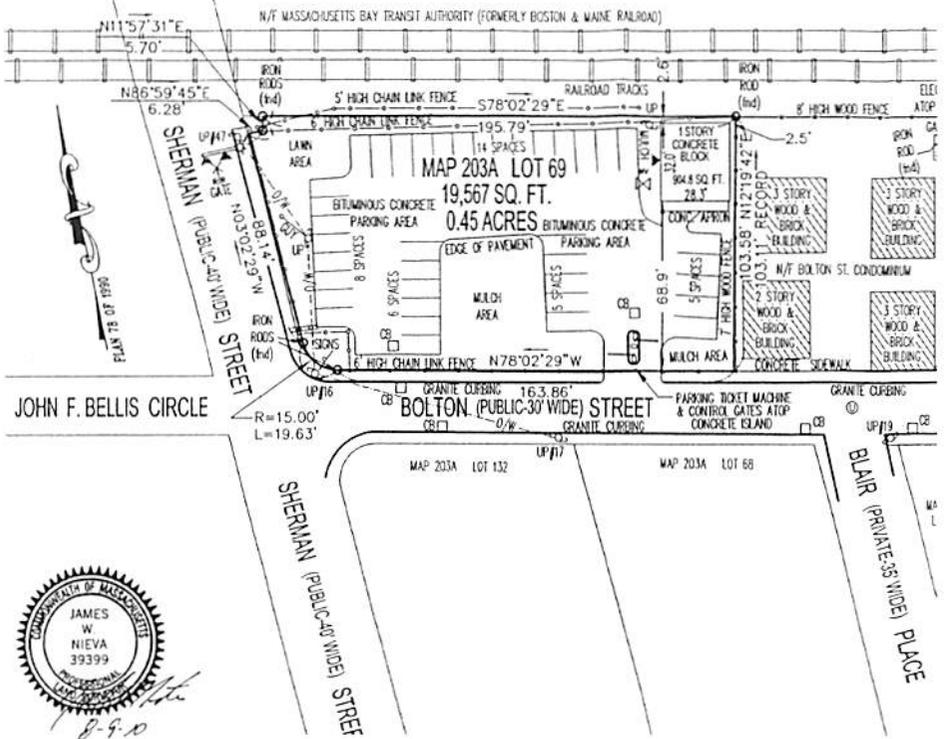
Signature: [Signature] Date: 6/20/2011

Title: Superintendent of Streets & Sidewalks

OWNER/Developer is responsible for installation, construction of curb cuts

ZONING DISTRICT: RES. C-1A
 MINIMUM LOT AREA: 5,000 SQ. FT.
 MINIMUM LOT WIDTH: 50'
 MINIMUM FRONT YARD SETBACK: 10'
 MINIMUM SIDE YARD SETBACK: VARIABLE, BY FORMULA
 MINIMUM REAR YARD SETBACK: VARIABLE, BY FORMULA
 MAXIMUM BUILDING HEIGHT: 45'
 MINIMUM LOT AREA FOR EACH D.U.: 1,000 SQ. FT.
 MAXIMUM RATIO OF FLOOR AREA TO LOT AREA: 1.25
 MINIMUM RATIO OF USABLE OP. SP. TO LOT AREA: 15%

ASSESSORS REFERENCE: MAP 203A, LOT 69



I CERTIFY TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, THAT THIS PLAN IS THE RESULT OF A SURVEY ACTUALLY MADE ON THE GROUND ON AUGUST 24, 2009 PER THE RECORD DESCRIPTION, IS CORRECT AS SHOWN, AND THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY LINES EXCEPT AS SHOWN ON THIS PLAN.



James W. Nieva
 JAMES W. NIEVA, P.L.S. #39399

Dunn · McKenzie, Inc.
 LAND SURVEYING AND CIVIL ENGINEERING
 206 DEDHAM STREET, Rt.1A at Rt.115
 NORFOLK, MASSACHUSETTS 02056
 (508) 384-3990 - FAX (508) 384-3905
 staff@dunnmckenzie.com

PREPARED FOR AND OWNED BY:
 DG REALTY & DEVELOPMENT
 689 SOMERVILLE AVENUE
 SOMERVILLE, MASSACHUSETTS 02143
 TELEPHONE (617) 733.4223

CERTIFIED PLOT PLAN
69 BOLTON STREET
CAMBRIDGE, MASSACHUSETTS

SCALE: 1"=40' AUGUST 2, 2010 JOB #4815

A-020

ARCHITECTURAL
ZONING
COMPLIANCE

SITE PLAN &
COMPLIANCE

REVISIONS

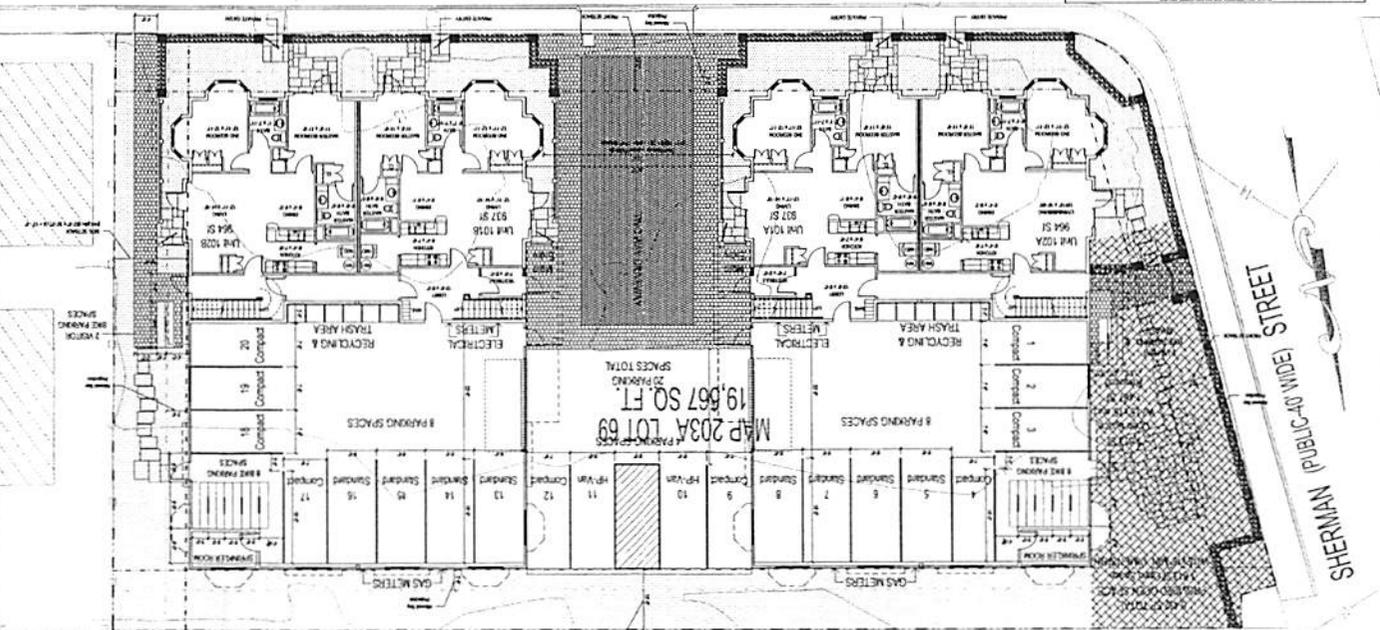
DATE

NO.

DESCRIPTION

BOLTON (PUBLIC-30 WIDE) STREET
SITE PLAN

NO.	DATE	DESCRIPTION
1	11/15/11	PRELIMINARY
2	12/15/11	REVISED PER COMMENTS
3	01/15/12	REVISED PER COMMENTS
4	02/15/12	REVISED PER COMMENTS
5	03/15/12	REVISED PER COMMENTS
6	04/15/12	REVISED PER COMMENTS
7	05/15/12	REVISED PER COMMENTS
8	06/15/12	REVISED PER COMMENTS
9	07/15/12	REVISED PER COMMENTS
10	08/15/12	REVISED PER COMMENTS
11	09/15/12	REVISED PER COMMENTS
12	10/15/12	REVISED PER COMMENTS
13	11/15/12	REVISED PER COMMENTS
14	12/15/12	REVISED PER COMMENTS
15	01/15/13	REVISED PER COMMENTS
16	02/15/13	REVISED PER COMMENTS
17	03/15/13	REVISED PER COMMENTS
18	04/15/13	REVISED PER COMMENTS
19	05/15/13	REVISED PER COMMENTS
20	06/15/13	REVISED PER COMMENTS
21	07/15/13	REVISED PER COMMENTS
22	08/15/13	REVISED PER COMMENTS
23	09/15/13	REVISED PER COMMENTS
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41	03/15/15	REVISED PER COMMENTS
42	04/15/15	REVISED PER COMMENTS
43	05/15/15	REVISED PER COMMENTS
44	06/15/15	REVISED PER COMMENTS
45	07/15/15	REVISED PER COMMENTS
46	08/15/15	REVISED PER COMMENTS
47	09/15/15	REVISED PER COMMENTS
48	10/15/15	REVISED PER COMMENTS
49	11/15/15	REVISED PER COMMENTS
50	12/15/15	REVISED PER COMMENTS



MAP 203A LOT 69
19,667 SQ. FT.
20 PARKING SPACES TOTAL

SHERMAN (PUBLIC-40 WIDE) STREET

SCALE: 1/4" = 1'-0"

PROJECT NAME
BOLTON STREET
RESIDENCES
PROJECT ADDRESS
61-69 BOLTON STREET
CAMBRIDGE, MA
CLIENT
DC / REAL ESTATE
DEVELOPMENT
ARCHITECT
KHALSA DESIGN INC

DATE 6/15/11

2011 JUN 20 P 4: 18

To the honorable, the City Council of the City of Cambridge
The undersigned respectfully pray

OFFICE OF THE CITY CLERK
CITY OF CAMBRIDGE

HF Management Group, Inc, located at 1000 Cambridge Street
Name of Petitioner or Business Address
Alba Metrics

Be granted permission for a/an "A" FRAMED SIGN, () SANDWICH BOARD,
() DISPLAY OF MERCHANDISE () Temporary Banners Hung Across Public Way
(Abutters approval forms required)

() # of TABLES, for restaurant seating () Y () N, () # of CHAIRS REQUESTING () Y () N

Permit Fee: \$75.00 per year renewable on or before March 31

In front of premises numbered _____, on
Address where sign or seating will be

Check the Days off the week

Monday Tuesday Wednesday Thursday Friday Saturday Sunday

Time period : FROM 10 A.M. TO 7 P.M.

Petitioner signature [Signature]

Print name here Timothy Feeney

Telephone number 978-361-6817

Emergency # 781-227-1122 x 206

Email Address Tim.Feeney@rcn.com

PLEASE ATTACH A SKETCH TO YOUR APPLICATION ILLUSTRATING YOUR REQUEST

Petitioner must also provide and have on record a Certificate of Insurance Coverage (naming the City of Cambridge) as the holder. Coverage amount should be in the sum of 1,000,000.00