

#02012012

6533 2

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 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.

012 FEB 10 10:03 AM '12 INSPECTIONAL SERVICES

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: 2/13/12

PART I:

Form with fields for: Address of proposed curb cut or off-street parking facility: 7 Temple Street, Cambridge; Frontage; Block and Lot; Setback (distance from building to sidewalk); Distance from proposed driveway to surrounding structures and property line; Dimensions of proposed driveway; Location of any trees, sign posts, fire hydrants, utility poles, etc., in direct vicinity of proposed driveway.

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

1 2012 APR - 4 P 1:03

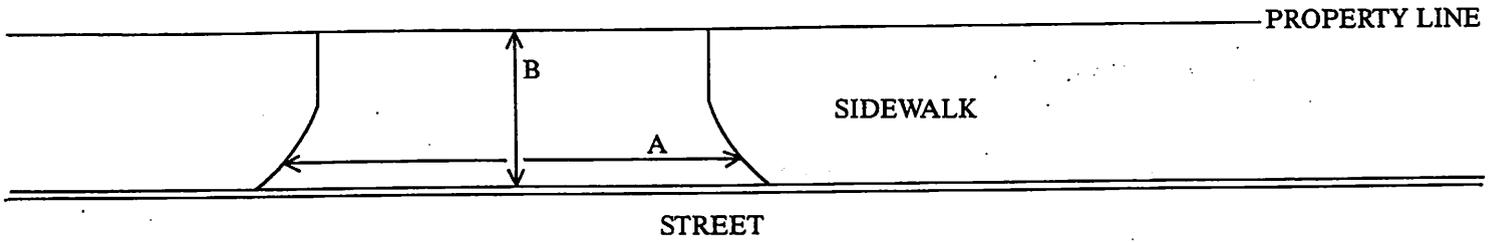
- Plot plan is included
Sketch of driveway with cost estimate is included
All abutter's forms are included

See attached

DRAWING 2:

SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE

CITY OF CAMBRIDGE



A = \_\_\_\_\_ FT. ÷ 3 = \_\_\_\_\_ YARDS

B = \_\_\_\_\_ FT. ÷ 3 = \_\_\_\_\_ YARDS

A × B = \_\_\_\_\_ 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: \_\_\_\_\_ SQUARE FEET × 1 TON/40 SQUARE FEET × \$125/TON = \$ \_\_\_\_\_

DEPARTMENT OF PUBLIC WORKS SCHEDULED DATE FOR CONSTRUCTION:

Box containing the date: / /

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]* (John Woods) Date: 2/3/2011  
 Address: 166 Prospect Street 617-520-6256

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

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

**Cambridge Affordable Housing Corporation**  
675 Massachusetts Avenue  
Cambridge, MA 02139  
617 864-3020

February 13, 2012

Zoning Officer  
Inspectional Services  
831 Massachusetts Avenue  
Cambridge, MA 02139

Dear Zoning Officer:

CAHC proposes to demolish the existing YWCA Cambridge pool building along with the attached classroom wing. Forty-two new units of affordable housing will be built at the site of the YWCA Cambridge on Temple Street right outside of Central Square. The new seven-story building will contain 19 one-bedroom units, 21 two-bedroom units, and 2-three-bedroom units along with 19 underground parking spaces. All units will be made available at affordable rents for individuals and households with incomes at 60% or less of the area median income (AMI). The new development will be called Temple Place. Temple Place received a Comprehensive Permit from the Cambridge Zoning Board of Appeals in 2008.

The Cambridge Affordable Housing Corporation (CAHC), an affiliate of the Cambridge Housing Authority is seeking approval for an 18 foot opening curb-cut that will provide access to vehicles entering or exiting the underground parking that is part of the design of Temple Place.

On January 19, 2012, CAHC sent letters to the abutters of 7 Temple Street via certified mail, return receipt requested, soliciting their input as part of the application requirements. The abutters list was obtained from the City of Cambridge Assessors Office. Included was a copy of the Abutter's Form and two sketches prepared by HMFH Architects, Inc. that illustrate where the curb cut requested is being proposed. Additionally an informational meeting was held on January 31, 2012 for all abutters at the main building of the YWCA Cambridge. These neighbors were also invited to contact the project manager at CAHC with any questions or concerns via email or phone. Five abutters signed and returned The Application for Driveway Cuts and Openings Abutter's Form. Four respondents approved the curb cut and one respondent disapproved the curb cut.

The cost estimate for the driveway is \$50,000.

Sincerely,



Billye Thomas  
Office of Planning & Development  
Cambridge Housing Authority

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS  
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 12 Inman St. apt 45, Cambridge, MA 02139,

approval

Cambridge, Massachusetts, I do hereby declare

disapproval

of the installment of:

Off-Street Parking Facility located at 7 Temple Street Cambridge MA

Signed: Xun Zhang

Date: 1/23/2012

Address: 12 Inman St. apt 45, Cambridge, MA 02139

Please

1. indicate the address you are representing
2. Indicate whether you approve or disapprove of curb-cut request
3. Sign form and date
4. Return signed form in stamp self-addressed envelope provided

Thank you

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS  
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 12 Inman St, #44

approval

Cambridge, Massachusetts, I do hereby declare

disapproval

of the installment of:

Off-Street Parking Facility located at 7 Temple Street Cambridge MA

Signed:  Date: 2/3/12

Address: 12 Inman St, #44, Cambridge MA 02139

Please

1. indicate the address you are representing
2. Indicate whether you approve or disapprove of curb-cut request
3. Sign form and date
4. Return signed form in stamp self-addressed envelope provided

Thank you

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS  
ABUTOR'S FORM

To Whom It May Concern:

As owner or agent of Central Property LP

approval

Cambridge, Massachusetts, I do hereby declare

disapproval

of the installment of:

Off-Street Parking Facility located at 7 Temple Street Cambridge MA

Signed: Michael P. Kim

Date: 2/1/12

Address: 700 Mass. Ave., 731-751 Mass. Ave.

Please

1. indicate the address you are representing
2. Indicate whether you approve or disapprove of curb-cut request
3. Sign form and date
4. Return signed form in stamp self-addressed envelope provided

Thank you

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS  
ABUTTOR'S FORM

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 7 Temple Street Cambridge MA

Signed: Jam

Date: 1/24/12

Address: 12 Inman Street, Unit #22 Cambridge MA 02139

Please

1. indicate the address you are representing
2. Indicate whether you approve or disapprove of curb-cut request
3. Sign form and date
4. Return signed form in stamp self-addressed envelope provided

Thank you

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS  
ABUTOR'S FORM

To Whom It May Concern:

As owner or agent of 12 INMAN St. #65, CAMBRIDGE MA 02131-2419

approval

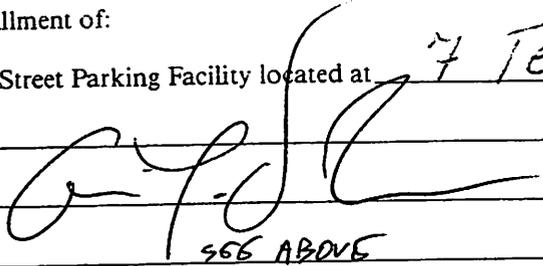
Cambridge, Massachusetts, I do hereby declare

disapproval

of the installment of:

Off-Street Parking Facility located at 7 Temple Street Cambridge MA

Signed:



Date: 2012-01-21

Address:

566 ABOVE

Please

1. indicate the address you are representing
2. Indicate whether you approve or disapprove of curb-cut request
3. Sign form and date
4. Return signed form in stamp self-addressed envelope provided

Thank you

## 7 Temple Place Abutter's List

<b>Abutter's Name</b>	<b>Abutter's Address</b>	<b>City, State, Zip code</b>
Voncile M. White	12 Inman Street, #55	Cambridge, MA 02139 -2413
Phillippe Delacoste & Guillemine Delacoste as Trustees	106 Ellery Street	Cambridge, MA 02138 -4314
James Hwang	36 Red Bard Road	Wayland, MA 01778
Shabeeb Rabbany	12 Inman Street, #12	Cambridge, MA 02139 -2413
Vladmir K. Petric & Darinka Calenic-Petric	12 Inman Street, #31	Cambridge, MA 02139 -2413
Lexine Hoag	12 Inman Street, #43	Cambridge, MA 02139 -2413
Jennifer L. Close	12 Inman Street, #44	Cambridge, MA 02139 -2413
David B. Maclean and Rosalind Maclean	12 Inman Street, #52	Cambridge, MA 02139 -2413
John R. Swanson and Marcia J. Swanson	12 Inman Street, #63	Cambridge, MA 02139 -2413
Phyllis L. Ansel	12 Inman Street, #34	Cambridge, MA 02139 -2413
Lucretia Dalia Talpasanu & Ilie Talpasanu	12 Inman Street, #14	Cambridge, MA 02139 -2413
Woodley Place Associates, Inc. C/O Denise Bredt	12 Inman Street, #41	Cambridge, MA 02139 -2413
James Frederic Bredt and Denise Bredt	12 Inman Street, #41	Cambridge, MA 02139 -2413
Gary L. Drescher	12 Inman Street, #65	Cambridge, MA 02139 -2413
Sooyoung Han	12 Inman Street, #35	Cambridge, MA 02139 -2413
John Sheeff	12 Inman Street, #64	Cambridge, MA 02139 -2413
Vlada Petric and Dora Petric	12 Inman Street, #31	Cambridge, MA 02139 -2413
Xun Zhang	12 Inman Street, #45	Cambridge, MA 02139 -2413
St. Mary Orthodox Church	8 Inman Street	Cambridge, MA 02139 -2413
Vincent J. Panico	2343 Massachusetts Avenue, #32	Cambridge, MA 02139 -2413
Central Property Limited C/O Riverside Management	P.O. Box #440317	West Somerville, MA 02144
Yun Anna Cao	558 Green Street, #1	Cambridge, MA 02139 -2413
Jennifer L. Allard	3 Floral Place	Newton, MA 02461
Mehran Bijan	P.O. Box #390753	Cambridge, MA 02139-0009
James R. Brown and Mary E. Brown	41 Standish Road	Milton, MA 02186-2813
Diane Bianco	P.O. Box 390430	Cambridge, MA 02139-2413
Leslie E. Dolhenty Jr.	12 Inman Street, #15	Cambridge, MA 02139-2413
Rod Hoag and Eleanor P. Hoag	797 South Bar Field Drive	Marco Island, FL 34145
Carlo D. Rizzuto and Rita S. Rizzuto	The Ridgeway NIMR RM # 502A	London, NW7 1AA England
Mahavir Sharan Jain, Viren Jain, and Parveen Jain	591 Post Lane	Somerset, NJ 08873
Arnold Ginsberg and Elaine Cohen	727 Massachusetts Avenue	Cambridge, MA 02139-2413

# Sample Package

**Cambridge Affordable Housing Corporation  
c/o Cambridge Housing Authority  
675 Massachusetts Avenue  
Cambridge, MA 02139**

January 19, 2012

Abutter's Name  
Abutter's address  
City, State, Zip code

Re: Curb Cut on Temple Street, Cambridge

Dear Neighbor,

The Cambridge Affordable Housing Corporation (CAHC), an affiliate of the Cambridge Housing Authority, is seeking approval for a curb-cut as part of its effort to build 42 units of affordable housing at the current site of the YWCA Pool Building on Temple Street, Cambridge. The new development will be called Temple Place.

As part of the process established for securing a curb-cut in Cambridge, an applicant is required to solicit the input of abutters to include in the application submitted to the Department of Public Works or the Inspectional Services Department. Attached is a copy of the 'Abutter's Form' that we are requesting you to sign and return indicating whether you approve or disapprove of the request for the installation of a curb cut on Temple Street.

Our architect has prepared two sketches that will help illustrate where the curb cut requested is being proposed. As you can see we are requesting an 18 foot opening on the curb that will provide access to vehicles entering or exiting the underground parking that is part of the design of Temple Place.

I have included a complete copy of the application we are preparing for the curb-cut for your review. We will be holding an information session at the Sylvia Room in the Cambridge YWCA at 7 Temple Street, Cambridge on **Tuesday January 31, 2012 from 6:30 pm to 8:00 pm** to answer any questions you might have about the development and the curb-cut in particular. You may also contact me directly with any questions or concerns by calling me at (617) 520-6254 or emailing me at: [jwoods@cambridge-housing.org](mailto:jwoods@cambridge-housing.org).

Please return the signed Abutter's Form indicating approval or disapproval of the request for a curb cut in the attached self-addressed, stamped envelope **no later than February 3, 2012** so we can include it as part of the application submitted. We thank you for taking the time to give us your input and look forward to talking to you as the project moves forward.

Sincerely,

John Woods  
Deputy Director of Planning and Development  
Cambridge Housing Authority

Enclosures: Copy of Curb-Cut application and drawings  
Self addressed stamped envelope

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS  
ABUTTOR'S FORM

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 7 Temple Street Cambridge MA

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

Address: \_\_\_\_\_

Please

1. indicate the address you are representing
2. Indicate whether you approve or disapprove of curb-cut request
3. Sign form and date
4. Return signed form in stamp self-addressed envelope provided

Thank you

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS  
CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS  
CITY OF CAMBRIDGE



PART II: INSPECTORIAL SERVICES DEPARTMENT

Application approved     Application denied

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

Signature: \_\_\_\_\_    Date: \_\_\_\_\_

Title: \_\_\_\_\_

PART III: TRAFFIC AND PARKING DEPARTMENT

Application approved     Application denied

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

Signature: \_\_\_\_\_    Date: \_\_\_\_\_

Title: \_\_\_\_\_

PART IV: HISTORICAL COMMISSION

Application approved     Application denied

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

Signature: \_\_\_\_\_    Date: \_\_\_\_\_

Title: \_\_\_\_\_

PART V: PUBLIC WORKS DEPARTMENT

Application approved     Application denied

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

Signature: \_\_\_\_\_    Date: \_\_\_\_\_

Title: \_\_\_\_\_

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:    /    /

PART I:

Address of proposed curb cut or off-street parking facility:    TEMPLE STREET

Frontage:    198.55'    Block and Lot:    Block 107 Lot 133

Setback (distance from building to sidewalk):    7'-0"

Distance from proposed driveway to surrounding structures and property line:    8.4' FROM SOUTH PROPERTY LINE

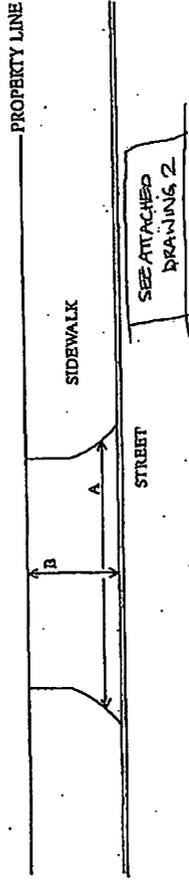
Dimensions of proposed driveway:    10'-0" WIDE    24'-6" FROM YUCA BUILDING

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

- Plot plan is included
- Sketch of driveway (with cost estimate is included) - N/A
- All abutter's forms are included

DRAWING 2:

SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE  
CITY OF CAMBRIDGE



A = \_\_\_\_\_ FT. + 3 = \_\_\_\_\_ YARDS NA  
 B = \_\_\_\_\_ FT. + 3 = \_\_\_\_\_ YARDS  
 A x B = \_\_\_\_\_ SQUARE YARDS

COST ESTIMATE: NA

BRICK: \_\_\_\_\_ SQUARE YARDS x \$70/SQUARE YARD = \$ \_\_\_\_\_

BRICK ON CONCRETE: \_\_\_\_\_ SQUARE YARDS x \$85/SQUARE YARD = \$ \_\_\_\_\_

CONCRETE: \_\_\_\_\_ SQUARE YARDS x \$40/SQUARE YARD = \$ \_\_\_\_\_

ASPHALT: \_\_\_\_\_ SQUARE FEET x 1 TON/40 SQUARE FEET x \$125/TON = \$ \_\_\_\_\_

SEE ATTACHED DRAWING 1

CORNER LOT

INTERIOR LOT

CORNER LOT

1 / 1

DEPARTMENT OF PUBLIC WORKS SCHEDULED DATE FOR CONSTRUCTION:

DEPARTMENT OF PUBLIC WORKS STATED FEE: \$ \_\_\_\_\_  
 NOTE: OWNER'S CONTRACTOR WILL CONSTRUCT THE CURB CUT PER DPW STANDARDS

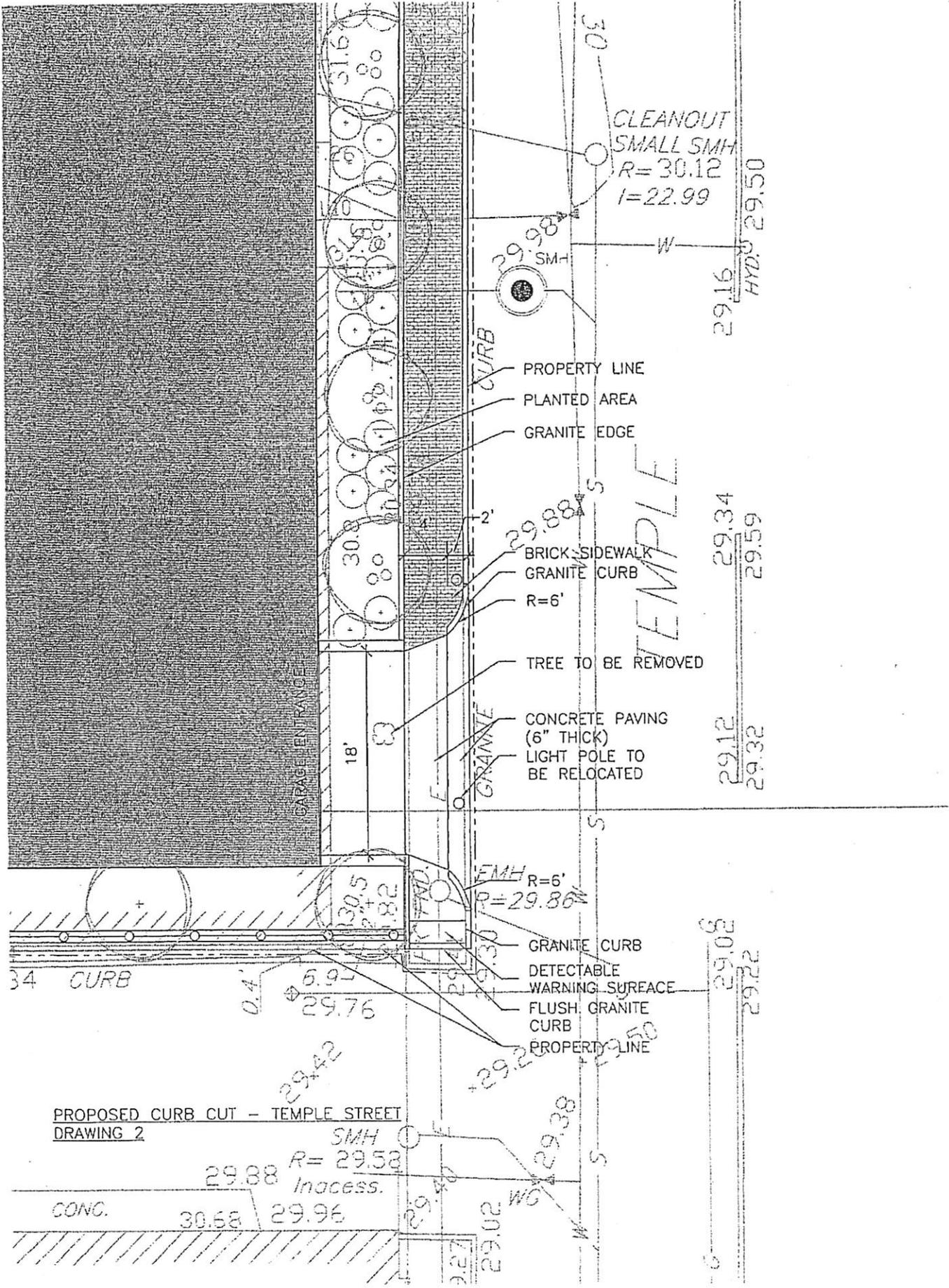
The undersigned agrees to pay the stated fee for the driveway installation in full within two (2) weeks of the estimated starting date of construction before the Department of Public Works shall proceed with construction.

Owner's signature: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_

Funds Received: \$ \_\_\_\_\_ Check Number: \_\_\_\_\_

DRAWING 1:  
PLEASE INDICATE LOCATION OF HOUSE AND DRIVEWAY.  
BE SURE TO GIVE DIMENSIONS OF LOT.



PROPOSED CURB CUT - TEMPLE STREET  
DRAWING 2

SMH  
 $R=29.58$   
Inaccess.

CONC. 30.58 29.96

29.02

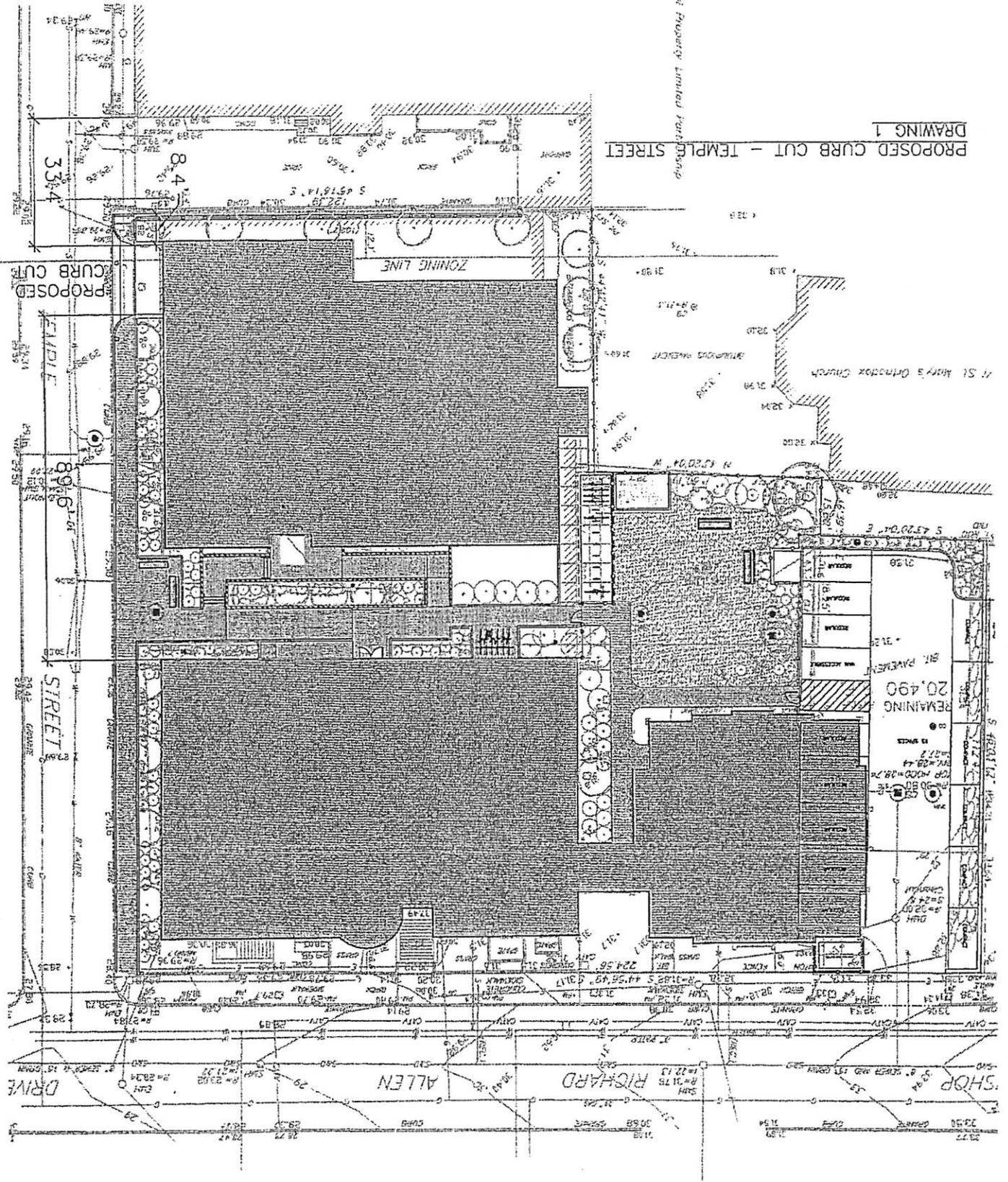
29.02  
29.22

29.34  
29.59

29.16  
HYD. 29.50

PROPOSED CURB CUT - TEMPL STREET  
DRAWING 1

Property Limited Partnership



PROPOSED CURB CUT

STREET

DRIVE

ALLEN

RICHARD

SHOP

ZONING LINE

REMAINING 20,490

SIT. PAVEMENT

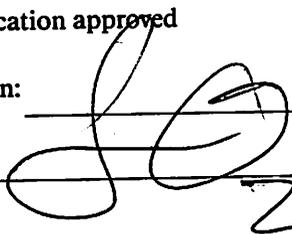
ST. MARY'S ORTHODOX CHURCH

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS  
CITY OF CAMBRIDGE

PART II: INSPECTIONAL SERVICES DEPARTMENT

Application approved       Application denied      9642 BZA

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

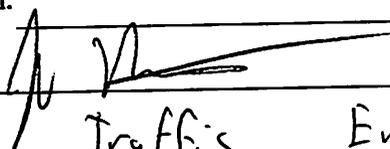
Signature:  \_\_\_\_\_ Date: 2/14/12

Title: \_\_\_\_\_

PART III: TRAFFIC AND PARKING DEPARTMENT

Application approved       Application denied

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

Signature:  \_\_\_\_\_ Date: 3-20-12

Title: Traffic Engineer

PART IV: HISTORICAL COMMISSION

Application approved       Application denied

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

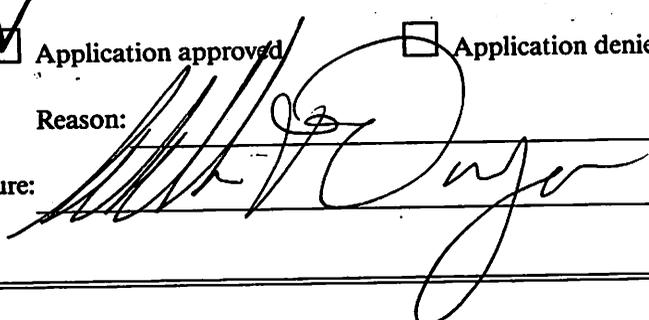
Signature: Sarah Burkhardt \_\_\_\_\_ Date: 3/22/12

Title: Preservation Planner

PART V: PUBLIC WORKS DEPARTMENT

Application approved       Application denied

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

Signature:  \_\_\_\_\_ Date: 3/26/2012

Title: \_\_\_\_\_



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260

FAX (617) 349-4269

tty/TDD (617) 492-0235

D. MARGARET DRURY  
CITY CLERK

DONNA P. LOPEZ  
DEPUTY CITY CLERK

February 15, 2012

Dear Neighborhood Representative:

This office is in receipt of a copy of an application from the Cambridge Housing Authority, requesting a curb cut at *7 Temple 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,

D. Margaret Drury  
City Clerk

Mid-Cambridge Neighborhood Association – Joan Pickett

hereby \_\_\_\_\_ approve \_\_\_\_\_ disapprove of said driveway petition.

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

Signature of authorized association representative

Daytime telephone no.

cc: Petitioner