

3-4-10

001

6505

10

03012010

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

2010 MAY 19 A 10 19 CITY OF CAMBRIDGE



OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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 abuttors.

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 abuttors 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: 3/4/10

PART I:

Address of proposed curb cut or off-street parking facility: 281 BROADWAY

Frontage: 64' Block and Lot: MAP 86, LOT 98

Setback (distance from building to sidewalk): 10.1'

Distance from proposed driveway to surrounding structures and property line: 25.3' TO CLOSEST LOT LINE, 25.7' TO BLDG ON LOT 9

Dimensions of proposed driveway: 10' WIDE SEE PLAN

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

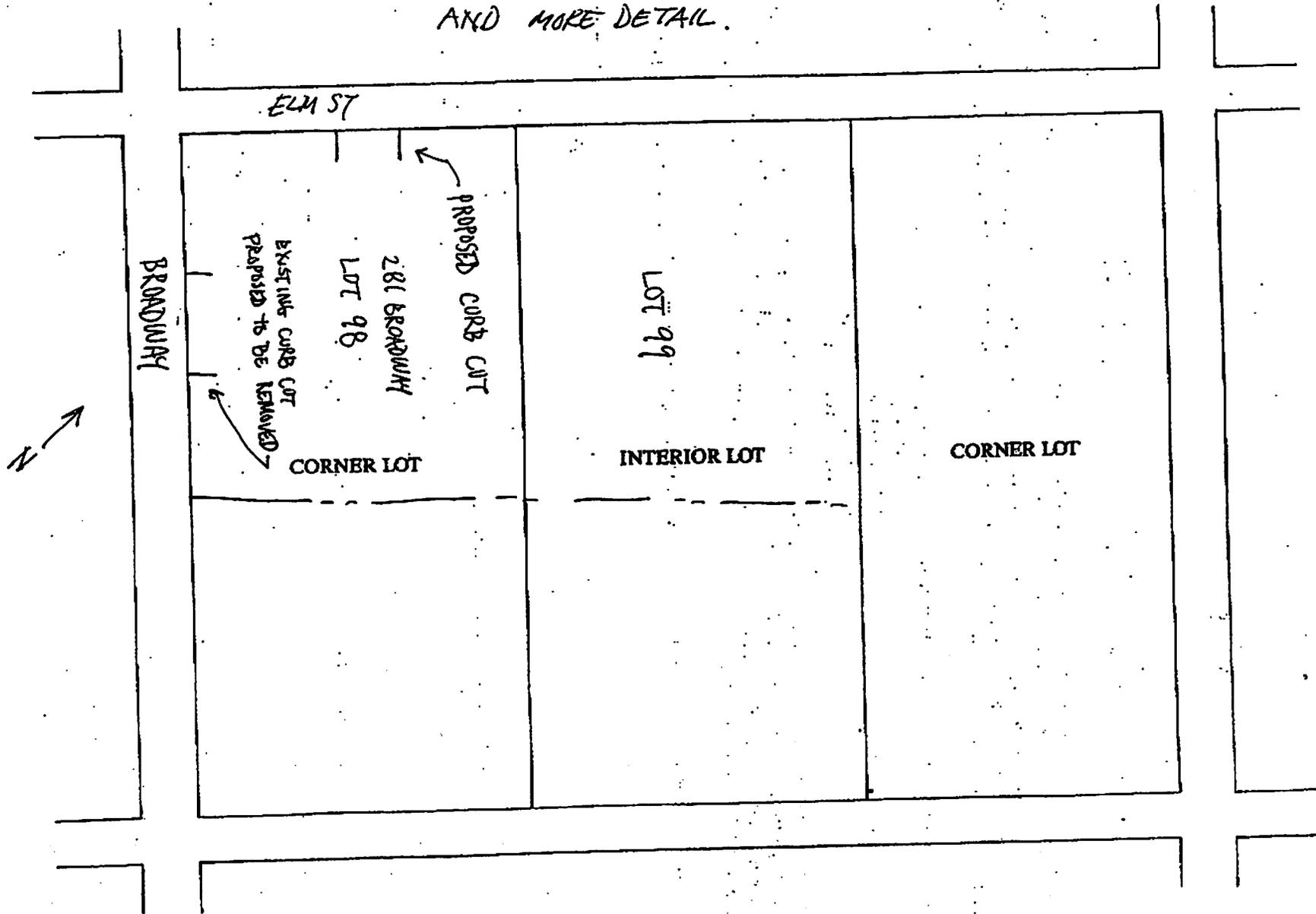
- Plot plan is included
- Sketch of driveway with cost estimate is included
- All abuttor's forms are included

* Call when ready
Ed Boarder
617-605-8238

DRAWING 1:

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

SEE PLAN FOR DIMENSIONS
AND MORE DETAIL.



LOT 99

EXISTING
3 - STORY BUILDING
56

53.00' N 46°54'45" W

LOT 98

AREA = 3,504 SQ.FT.

PROPOSED
DECKS & STAIRS

PROPOSED
3 - UNIT
4 - STORY
BUILDING

69.08' S 44°13'40" W

0.7'

10.2'

13.2'

9.9'

16.3'

37.6'

12.6'

AREA
= 310 Sq.Ft.

S 42°00'00" E

52.00'

21.0'

15.1'

GRANITE CURB

UP APPROX. LOC.

GRANITE CURB

TW

SIGN "PARKING"

PROPOSED CURB CUT

N 43°15'00" E

5.4'

UP #230

SIDEWALK
BRICK

SIGN
"ONE WAY
STOP"

RAMP

LCO

N

LE

CATV
PULL BOX

SIGN
"NO PARKING"

EXISTING CURB CUT
(TO BE REMOVED)

SIGN
"PARKING ->"

GRANITE

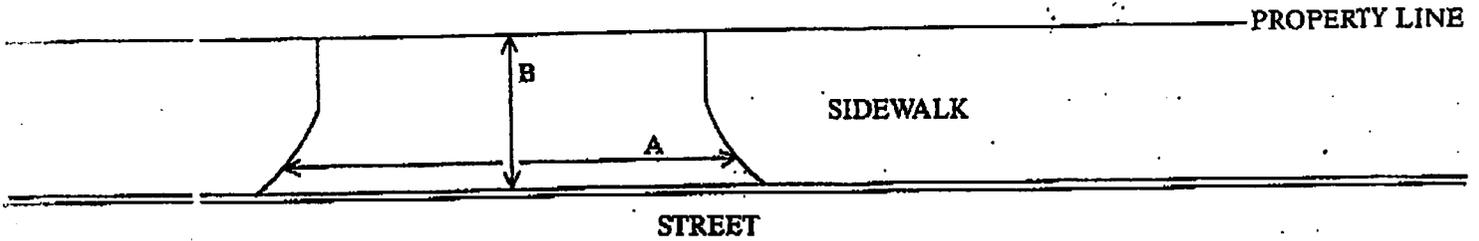
CONC. SIDEWALK



DRAWING 2:

SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE

CITY OF CAMBRIDGE



A = 10 F.C. + 3 = 3.3 YARDS

B = 7 F.C. + 3 = 2.3 YARDS

A x B = 7.6 SQUARE YARDS

COST ESTIMATE:

BRICK: 7.6 SQUARE YARDS x \$70/SQUARE YARD = \$ 532

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 = \$ _____

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: Douglas Beaudet 617-605-8238 Date: 3-5-10

Address: _____

Funds Received: \$ _____

Check Number: _____

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of

KING Ranch Development / Doug Bessinet

approval

Cambridge, Massachusetts, I do hereby declare

disapproval

of the installment of:

Off-Street Parking Facility located at

281 BROADWAY

(APPROVES CURB CUT BUT WOULD NOT SIGN ANYTHING) 3-3-10 a.m.

Curb-Cut shown on plot plan

Signed:

Date:

Address:

279 BROADWAY

Antonio AMARAL

To Whom It May Concern:

As owner or agent of

King Ranch Development / Doug Bessinet

approval

Cambridge, Massachusetts, I do hereby declare

disapproval

of the installment of:

Off-Street Parking Facility located at

281 BROADWAY

Signed:

Date:

Address:

P. Walter Namba Real Trust

3/4/10

283 Broadway, Camb, 02139

To Whom It May Concern:

As owner or agent of

King Ranch Development / Doug Bessinet

approval

Cambridge, Massachusetts, I do hereby declare

disapproval

of the installment of:

Off-Street Parking Facility located at

281 BROADWAY

FOR CURB CUT OFF ELM ST

Signed:

Date:

Address:

At the bridge

3 MAR 10

284 Broadway Camb MA 02139

(THIS ABUTTER ACROSS STREET FROM SUBJECT PROPERTY)

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of King Ranch development Doug Beaudet

approval

Cambridge, Massachusetts, I do hereby declare

disapproval

of the installation of:

Off-Street Parking Facility located at 281 Broadway

States construction will increase his property value but would not
sign anything until he sees plot-plans. 3-3-10 Curb- shown on plot
Signed: _____ Date: Cut
plan but abutter still refuses to sign
Address: 56 Elm street (abutter) (Henry Amar)

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE

PART II: INSPECTIONAL SERVICES DEPARTMENT

Application approved Application denied

Reason: Compliance

Signature: _____ Date: 4/23/10

Title: [Signature]

PART III: TRAFFIC AND PARKING DEPARTMENT

Application approved Application denied

Reason: _____

Signature: _____ Date: 4-29-10

Title: Traffic Engineer

PART IV: HISTORICAL COMMISSION

Application approved Application denied

Reason: _____

Signature: Sarah Burles, Preservation Planner Date: 4/26/10

Title: _____

PART V: PUBLIC WORKS DEPARTMENT

Application approved Application denied

Reason: _____

Signature: _____ Date: 5/10/10

Title: Superintendent of Streets & Sidewalks

OWNER, CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF DRIVEWAY



OFFICE OF THE CITY CLERK

2010 MAR 15 A 11:09

CITY OF CAMBRIDGE

(617) 349-4260

FAX (617) 349-4269

tty/TDD (617) 492-0235

OFFICE OF THE CITY CLERK
CITY HALL, MASSACHUSETTS

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

March 9, 2010

Dear Neighborhood Representative:

This office is in receipt of a copy of an application from Douglas Beaudet, requesting a new curb cut and the removal of an existing curb cut *at the premises numbered 281 Broadway, 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

Neighborhood Association: Area Four Neighborhood Coalition -Minka Van Beuzekom

hereby approve disapprove of said driveway petition.

Comments: not enough information. No building plans on file but we hear rumors of 3 new residential units not needing variance

Signature of authorized association representative

Daytime telephone no. 617-596-1547

cc: Petitioner

CITY HALL, 795 MASSACHUSETTS AVENUE CAMBRIDGE, MASSACHUSETTS 02139