

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

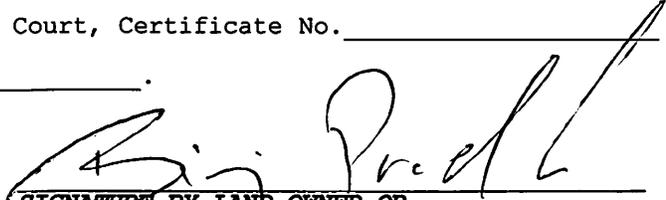
I/We 212 Hampshire Street LLC- c/o Binoj Pradhan
(OWNER)

Address: 8 Curtis Street, Somerville, MA

State that I/We own the property located at 212 Hampshire Street, which is the subject of this zoning application.

The record title of this property is in the name of 212 Hampshire Street LLC

*Pursuant to a deed of duly recorded in the date 7/31/2018, Middlesex South County Registry of Deeds at Book 71403, Page 422; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.


SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

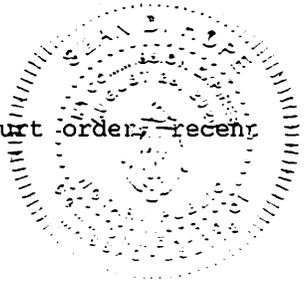
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Binoj Pradhan personally appeared before me, this 13th of August, 2018, and made oath that the above statement is true.

 Sean D. Hope Notary
Notary Public, Commonwealth of Massachusetts
My Commission Expires on August 28, 2020 (Notary Seal).

- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.





UNIVERSITY OF THE PHILIPPINES
OFFICE OF THE CHANCELLOR
DILMUN, QUEZON CITY

BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10:

A) A Literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

A literal enforcement of the Ordinance would involve a substantial hardship because the Property was sold with a series of onerous Use restrictions severely limiting the allowed uses. The proposed addition seeks to rebuild the former second and third story that was destroyed by fire.

Without relief the Petitioner would be relegated to a ground floor commercial use that is less desirable to the neighborhood and would not allow for the proposed restoration of the facade including rebuilding the second and third stories.

B) The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

The hardship is owing to the pre-existing non-conforming structure that was built prior to zoning such that any addition or alteration would require relief. Additionally the deeded Use restrictions that run with the land also necessitate additional density to make the project viable.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

1) Substantial detriment to the public good for the following reasons:

Desirable relief may be granted without detriment to the public good because the proposed addition will restore the exterior of the property to its former glory and additionally one of the eight (8) proposed units will be an income restricted dwelling unit.

2) Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

Desirable relief may be granted without nullifying or substantially derogating from the intent of the Ordinance because the proposed additions will allow for a restoration of the structure and add much needed housing to Cambridge's aging housing stock.

*** If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.**

BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 212 Hampshire St Cambridge, MA (location) would not be a detriment to the public interest because:

- A)** Requirements of the Ordinance can or will be met for the following reasons:
With the requested Special Permit the requirements of the Ordinance can be satisfied.
- B)** Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:
Traffic generated or patterns of access or egress will not cause congestion, hazard or substantial change in the neighborhood character because the Hampshire Street Corridor contains mixed use properties that enliven the street and add much needed neighborhood amenities to the Mid-Cambridge Neighborhood. Further the proposal received a Certificate of Appropriateness from the Mid-Cambridge Conservation Commission.
- C)** The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:
The continued operation or development of adjacent uses would not be adversely affected because the proposed mixed use is of a scale and character consistent with the surrounding properties. Further the addition of Residential will support the smaller/locally owned retail in Inman Square.
- D)** Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:
No nuisance or hazard will be created to the detriment of the health, safety and/or welfare of the occupants of the proposed use or citizens because the residential dwellings will be conform to the setbacks and other dimensional regulations where possible. Additionally the project will increase the amount of permeable area by providing green roofs and screening of mechanicals.
- E)** For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:
The intent and purpose of the Ordinance is to promote the highest and best use of Land throughout the City. The proposed additions will allow for a vibrant ground floor commercial use that is supported by the occupants of the residences above.



CITY OF CAMBRIDGE
 MASSACHUSETTS
 BOARD OF ZONING APPEAL
 831 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA 02139
 617 349-6100

2018 AUG 15 AM 10:43
 OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS
 Plan No: BZA-016997-2018

BZA APPLICATION FORM

GENERAL INFORMATION

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit : √ Variance : √ Appeal :

PETITIONER : 212 Hampshire Street LLC- Binoj Pradhan - C/O Sean D. Hope, Esq.

PETITIONER'S ADDRESS : 675 Massachusetts Avenue Cambridge, MA 02139

LOCATION OF PROPERTY : 212 Hampshire St Cambridge, MA

TYPE OF OCCUPANCY : Commercial ZONING DISTRICT : Business
A-2/Residence-C-2B Zone

REASON FOR PETITION :
Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner requests Variance relief to add eight (8) dwelling units on two floors to an existing ground floor commercial building (formerly Ryles Jazz Club) and Special Permit to reduce the parking requirement.

SECTIONS OF ZONING ORDINANCE CITED :

Article <u>5.000</u>	Section <u>5.31</u> (Table of Dimensional Requirements).
Article <u>6.000</u>	Section <u>6.35.1</u> (Reduction in the Required parking).
Article <u>10.000</u>	Section <u>10.30</u> (Variance).
Article <u>10.000</u>	Section <u>10.40</u> (Special Permit).

Original Signature(s) : 
 (Petitioner(s) / Owner)

Sean D Hope
 (Print Name)

Address : 675 Massachusetts Avenue
Cambridge, MA 02139

Tel. No. : 617-492-0220

E-Mail Address : sean@hopelegal.com

Date : August 10, 2018

PROPOSED BUILDING



SCHEMATIC DESIGN SET

6-21-2018

HISTORIC PICTURE



PROJECT:

212 HAMPSHIRE ST.

PROJECT ADDRESS:
212 HAMPSHIRE ST.
CAMBRIDGE, MA

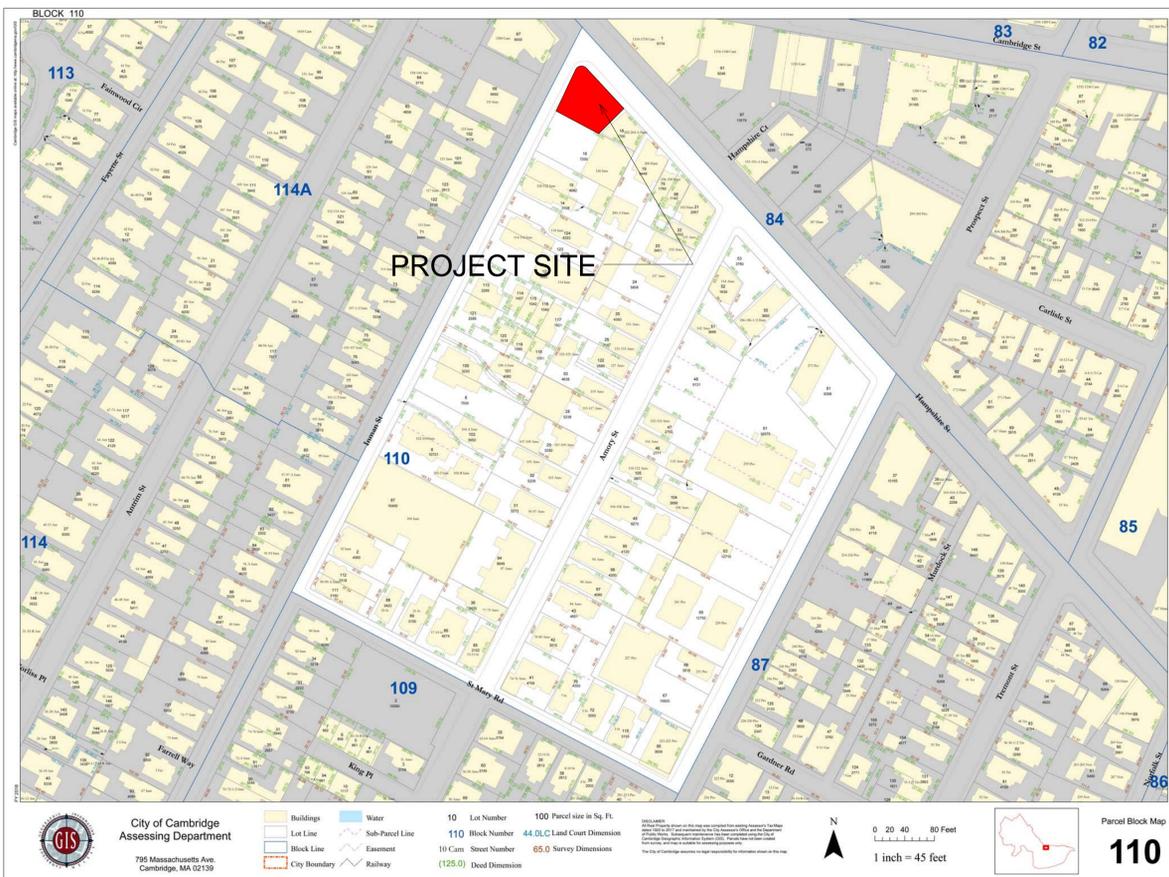
ARCHITECT
KHALSA DESIGN INC.
17 IVALOO STREET, SUITE 400
SOMERVILLE, MA 02143
T:(617) 591-8682

CLIENT
212 HAMPSHIRE REALTY TRUST
1274 BROADWAY, APT. 2
SOMERVILLE, MA 02144

CIVIL
DESIGN CONSULTANTS INC.
120 MIDDLESEX AVE
SOMERVILLE, MA 02145
T:(617) 776-3350

STRUCTURAL

LOCUS PLAN



PROJECT NAME
212 Hampshire St.

PROJECT ADDRESS
212 Hampshire Street
Cambridge, MA

CLIENT
Binoj Pradhan

ARCHITECT

KHALSA

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

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REGISTRATION

Project number 18036
Date 6-21-2018
Drawn by NB
Checked by JSK
Scale 1" = 400'-0"

REVISIONS

No.	Description	Date

Architectural Drawing List

Sheet Number	Sheet Name	Sheet Issue Date
0-Cover		
A-000	Cover Sheet	06/07/18
1-Civil		
L-1	Landscape Plan	06/07/18
2-Architectural		
A-010	Existing Conditions	05/17/18
A-020	Architectural Site Plan	06/07/18
A-100	Basement Plan	06/07/18
A-101	First Floor Plan	06/07/18
A-102	Second Floor Plan	06/07/18
A-103	Third Floor Plan	06/07/18
A-300	Elevations	06/07/18
A-301	Elevations	06/07/18
AV	Perspectives	06/07/18
AV-1	Rendering	06/21/18
AV-2	Neighbourhood Context	06/21/18

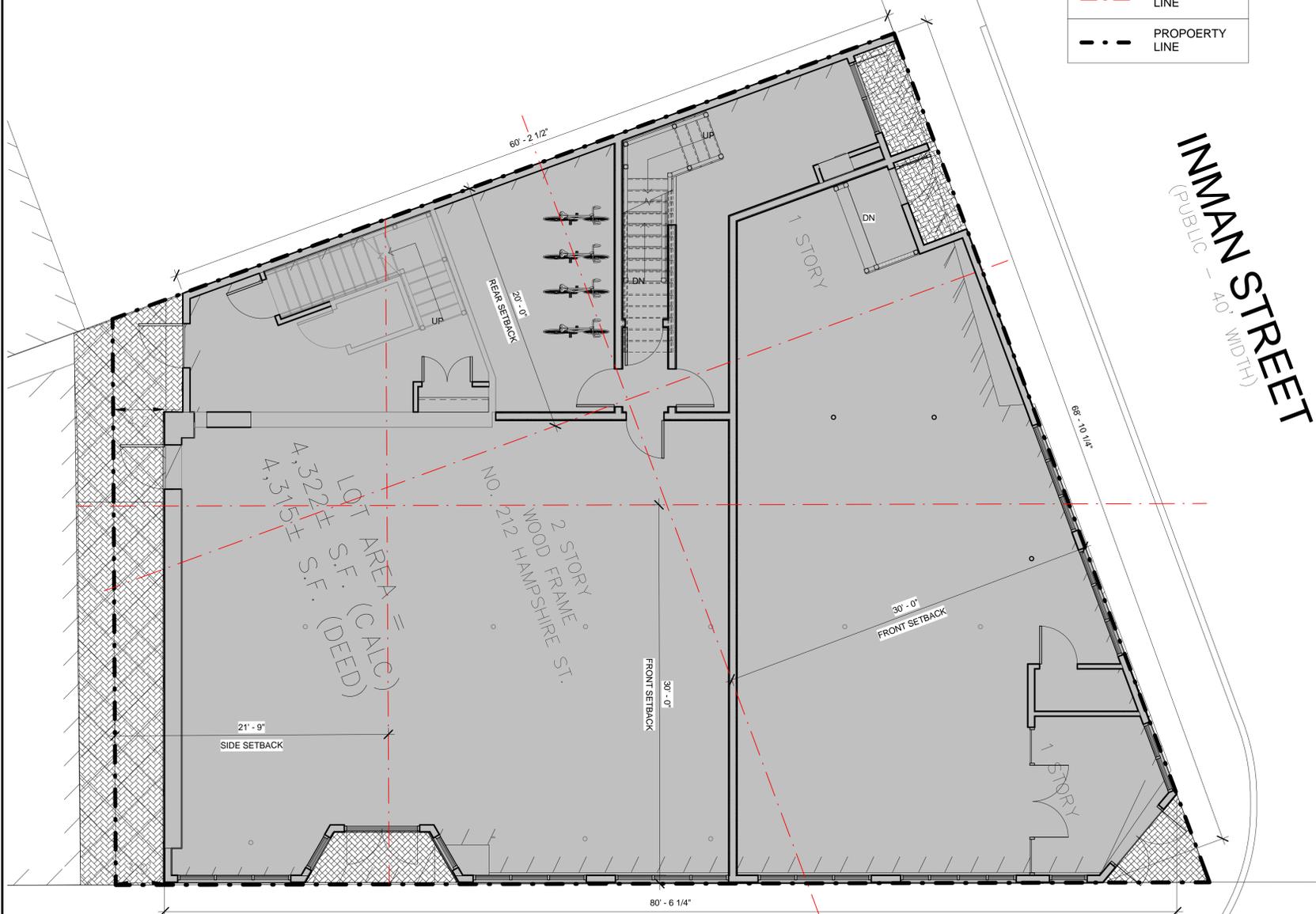
Cover Sheet

A-000

212 Hampshire St.

I:\TKG-Serve\Drawn\1818036-Binoj-Hampshire-ryes\03 Drawings\00_ARCH_L_SD_DDI\18036-212 Hampshire St-ryes_SD_DD_8_1.rvt
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KEY	
	LANDSCAPE
	PROPOSED BUILDING FOOTPRINT
	PAVED AREA
	SETBACK LINE
	PROPOERTY LINE



HAMPSHIRE STREET

(PUBLIC - 60' WIDTH)

1 Site
3/16" = 1'-0"

ZONING CHART			
ZONE : RES. C-2B	REQUIRED	EXISTING	PROPOSED
LOT AREA, MIN S.F.	5,000 S.F.	4,322 S.F.	4,322 S.F.
LOT AREA, MIN S.F. / DU	600 S.F. / DU	N/A	540 S.F. / DU
MAX. FAR	1.75 (7,564 SF)	1.6 (6,888 SF)	2.1 (9,219 SF)
MIN. LOT WIDTH	50'	44.82'	44.82'
MIN. FRONT YARD	(H+L)/4 (a)(k) MIN. 10'-0" (39.75+80.5)/4= 30'-0"	0	0
MIN. REAR YARD	(H+L)/4 (c)(k) AT LEAST 20' (39.75+60.1)/5= 20'-0"	0	0
MIN SIDE YARDS	(H+L)/5 (k) MIN. 20'-0" (39.75+68.9)/5= 21'-9"	3'-9"	3'-9"
MAX HEIGHT	65' (5.28.1)	25'-4"	38'-9 1/4"
MIN RATIO OF PRIVATE OP. SP. TO LOT AREA	15%	0	0
PARKING	1 SPACE/DU	0	0

(c) In no case may a building be nearer the rear lot line than twenty (20) feet in Residence C-2, C-2B, C-2A, C-3, C-3A, C-3B districts. In Residence C and C-1 districts, no building may be nearer the rear lot line than twenty (20) feet plus one additional foot of rear yard for each four feet that the depth of the lot exceeds 100 feet, up to a maximum of thirty (30) feet. In Residence A-1, A-2, and B districts, no 5-15 building may be nearer the rear lot line than twenty-five (25) feet plus one additional foot of rear yard for each four feet that the depth of the lot exceeds one hundred (100) feet, up to a maximum of thirty-five (35) feet. For purposes of this Footnote C, the lot depth shall be that distance measured along a line perpendicular to the front lot line and extending to that point on the rear lot line most distant from the front lot line.

(k) Yard Requirements in the Residence C-2B District
 1) Setback in the Residence C-2B District, buildings shall comply with these yard requirements by being set back above and below ground.
 2) Green Area - general Two of the yards on a lot shall consist exclusively of green area as defined in section 2.001. Contrary to the provisions of said definition, hard surfaced walks and terraces shall not exceed three (3) percent of the area of each yard. At a minimum green area setback shall consist of permanently maintained densely planted trees and shrubs that may be expected to meet the requirements of this section in whole or in part. Plans for unbroken, year round visual screen. Every effort shall be made to retain the best existing trees in said setbacks to meet the requirements of this section in whole or in part. Plans for landscaping and maintenance shall be approved by the Committee on Public Planning as approved by the City Manager. No Certificate of Occupancy may be granted until landscaping under the terms of this section is completed.
 (3) Lots with more than four yards. If the slope of a lot creates a situation where there are more than four yards, this green area requirement shall apply to half of the yards, rounded up in the instance of an odd number of yards.
 (4) Lots in two or more zoning districts. Where a zoning district boundary line or lines split a lot, a lot partially in the Residence C-2B district shall comply with provisions elsewhere in this zoning ordinance with regard to lots in two or more zoning districts, except that the setback and green area requirements of this footnote shall apply to all parts of the lot regardless of zoning district.
 (5) Lots abutting more restrictive zoned districts. When any lot abuts a more restrictive zoned district or districts, all yards abutting the more restrictive zoned district(s) shall be designated as yards required to comply with the green area requirements of this footnote. This provision shall apply to that quantity of abutting yards numbering up to and including the maximum number of green area yards required by this footnote. The total number of green area yards required on a lot shall not be changed by the provisions of this subsection (5).
 (6) Pedestrian and vehicular access.
 (a) When a yard used to satisfy the Green Area Open Space requirement of this footnote is a front yard, the Green Area Open Space may be interrupted by not more than one path for pedestrian access to the building. Said pedestrian path shall be constructed perpendicular to the lot line and shall not be more than eight (8) feet wide. The green area yard may also be interrupted by not more than one driveway constructed perpendicular to the lot line and which is not more than twelve (12) feet wide. (b) The sum of the width of the said pedestrian path and driveway may not exceed the setback provided that the smallest of the yards provided on the lot. (c) The area allowed to be used for access under this subsection (6) shall be counted as part of the twenty-five (25) percent of the total required green area which is allowed to be used for hard surfaced walks and terraces for the front yard in which the access areas are constructed. (7) Townhouse Development where a lot is used for townhouse development, the provisions of this footnote shall apply to the lot before subdivision into townhouse lots. Subdivision into townhouse lots shall be done in such a manner as to not affect the application of this footnote to the entire unsubdivided lot. In particular, the pedestrian path and driveway allowed.

*Table 5-1: footnote a: (L is) Measured from the centerline of the street, but in no case may a building be nearer the street line than ten (10) feet.

5.28.1 Dwellings in Non Residential Districts. A dwelling shall be subject to the dimensional standards generally applicable in the district set forth in the Tables of Dimensional Requirements in Section 5.30, except as provided for below.
 (a.) A dwelling in a Business A district shall be subject to the same dimensional requirements and other restrictions as a dwelling in a Residence C-2B district, except that the height limitation on lots abutting Hampshire Street shall be sixty-five (65) feet.

5.21.1 On lots of less than the required area for the district in which they are located and which have been duly recorded by plan or deed with the Registry of Deeds before the date of the first passage of the applicable provisions of this or any prior Ordinance the minimum lot size and lot width regulations need not apply, but the floor area ratio and the minimum lot area regulations for each dwelling unit shall be applicable. In case of such lots of less than the required width the sum of the two required side yards need not be more than thirty (30) percent of the lot width, except that each side yard shall be a minimum of seven feet, six inches (7' 6").

5.24.4 Measurements for minimum yards which are determined by formula shall be made in the following manner:
 (1) "H" is the height of the building. "L" is the length of the wall measured parallel to the corresponding lot or street line. The front yard is measured from the street line, or building line where such has been established, except where otherwise indicated herein. For buildings of forty (40) feet or less in height the denominator in the yard formulas in the Tables in Section 5.30 may be increased by two subject to the minimum yard requirements set forth in footnotes a, b and c of Tables 5-1 and 5-2.

Floor Area Gross. The sum, in square feet, of the gross horizontal areas of all floors of a building, as measured from the exterior walls [except in (8) and (9) below where only interior space shall be measured and in (h) where the area of the parking facility shall be measured] of a building or the centerline of party walls between buildings.

- Gross Floor Area shall include:**
- (a) roofed porches and balconies whether enclosed or unclosed;
 - (b) unroofed porches and balconies above third floor, with the exception of porch and balcony spaces associated with Functional Green Roof Area, in accordance with the regulations in Section 22.30 of this Zoning Ordinance;
 - (c) elevator shafts and stairwells on each floor, not excluded in (6) below;
 - (d) attic space, whether finished or unfinished, within the area of a horizontal plane that is five (5) feet above the attic floor and which touches the side walls and/or the underside of the roof rafters and which is not excluded in (5) below;
 - (e) interior balconies, mezzanines, and penthouses;
 - (f) deleted
 - (g) area of parking facilities in structures except as excluded in (2) below; and
 - (h) any accessory parking spaces not in above ground structures if in excess of the maximum number permitted on the premises as set forth in Section 5.25 and 6.30.

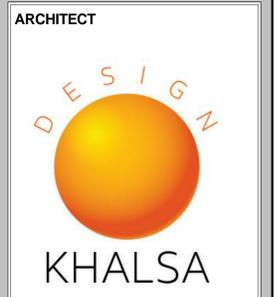
- Gross Floor Area shall not include:**
- (1) areas used for off street loading purposes;
 - (2) area of parking facilities in structures located underground and the area of on grade open parking spaces outside the building footprint at or below the maximum number permitted on the premises as set forth in Sections 5.25 and 6.30;
 - (3) basement and cellar areas devoted to the operations and maintenance of the building such as heating and cooling equipment, electrical and telephone facilities, and fuel storage;
 - (4) open and lattice-work fire escapes;
 - (5) unroofed porches and balconies no higher than the third floor;
 - (6) attic space and other areas devoted to elevator machinery or mechanical equipment necessary for the operation of the building, including sustainable mechanical systems and related equipment and chases for systems including, but not limited to, solar energy systems, geothermal systems and heat pumps, solar hot water systems and related tubes and tanks, equipment related to radiant heating, hydronic cooling, heat recovery ventilators, and energy recovery ventilators;
 - (7) elevator shafts and stairwells on floors where there is no other area which qualifies to be included in gross floor area;
 - (8) attic space not otherwise included in (d) above;
 - (9) basement and cellar spaces with less than seven (7) feet of ceiling height measured from the floor to the line of the bottom of the floor joists, or to any subfloor or finished surface above any floor joists that are spaced not less than four (4) feet on center, and further provided that the basement or cellar is not a Story Above Grade as defined in the State Building Code.
 - (10) bicycle parking meeting or exceeding the requirements of Article 6.000, which shall include all areas occupied by Bicycle Parking Spaces and access routes intended exclusively for use by bicycles, which shall be clearly indicated in the bicycle parking plan requirements set forth in Section 6.52.1 whether located in a principal use structure, any parking facility for motor vehicles, or in an accessory structure.
 - (11) Functional Green Roof Area, in accordance with the regulations in Section 22.30 of this Zoning Ordinance;
 - (12) interior air spaces within Double-Skin Façades and additional exterior wall thickness to accommodate insulation, in accordance with the regulations in Section 22.40 of this Zoning Ordinance; and
 - (13) space directly beneath overhangs, eaves, awnings, pergolas, arbors, trellises or other sunshading devices, in accordance with the regulations in Section 22.50 of this Zoning Ordinance.
 - (14) Public Bicycle-Sharing Stations

Gross Building Area	
Level	Area
1st Floor	3847 SF
2nd Floor	3051 SF
3rd Floor	2321 SF
	9219 SF

PROJECT NAME
212 Hampshire St.

PROJECT ADDRESS
 212 Hampshire Street
 Cambridge, MA

CLIENT
Binoj Pradhan



17 VALOO STREET SUITE 400
 SOMERVILLE, MA 02143
 TELEPHONE: 617-591-8682 FAX: 617-591-2086

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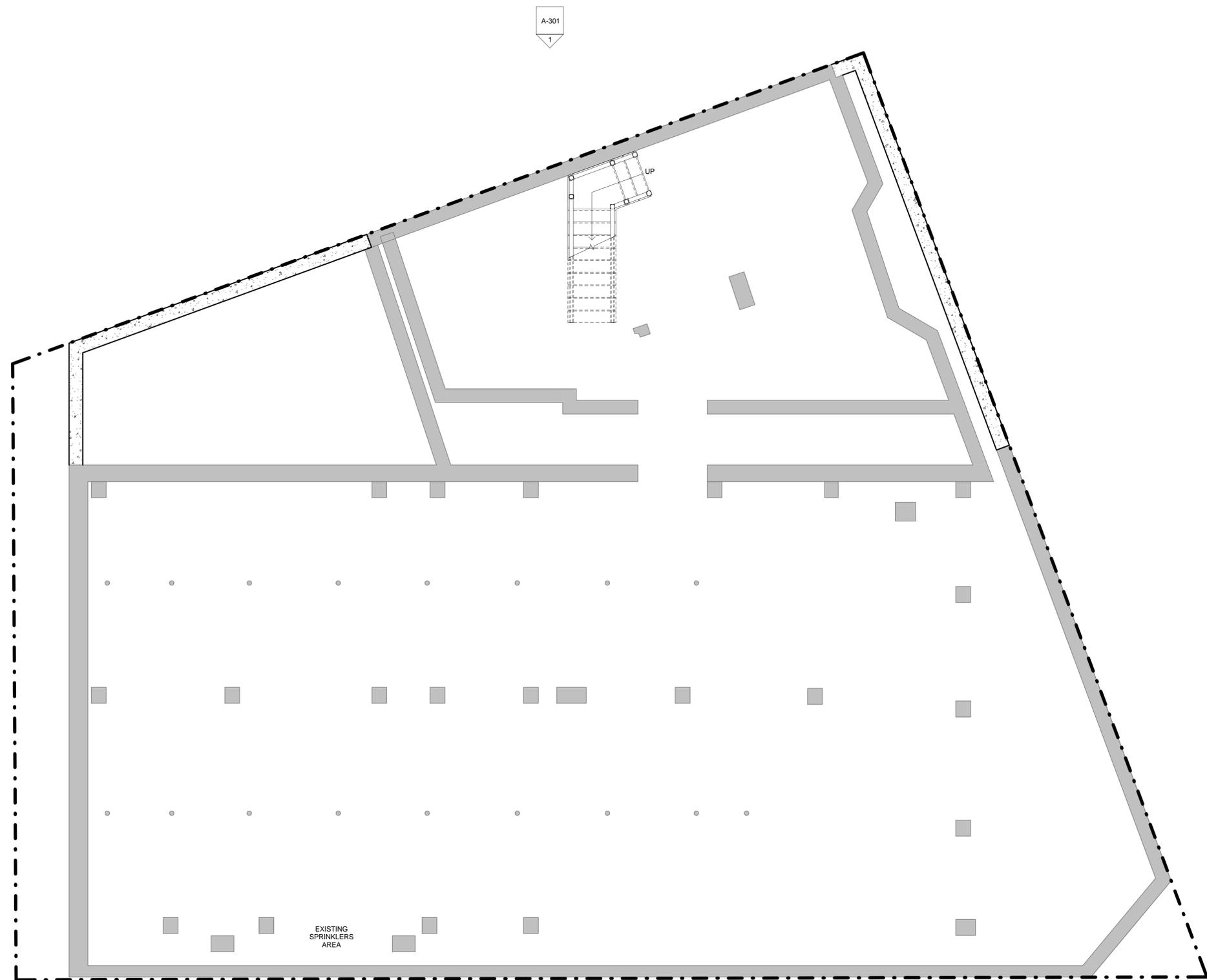
REGISTRATION	
Project number	18036
Date	6-21-2018
Drawn by	NB
Checked by	JSK
Scale	As indicated

REVISIONS		
No.	Description	Date

Architectural Site Plan

A-020

212 Hampshire St.



1 0 Basement
1/4" = 1'-0"

PROJECT NAME
212 Hampshire St.

PROJECT ADDRESS
212 Hampshire Street
Cambridge, MA

CLIENT
Binoj Pradhan

ARCHITECT

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

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Project number 18036
Date 6-21-2018
Drawn by NB
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Scale 1/4" = 1'-0"

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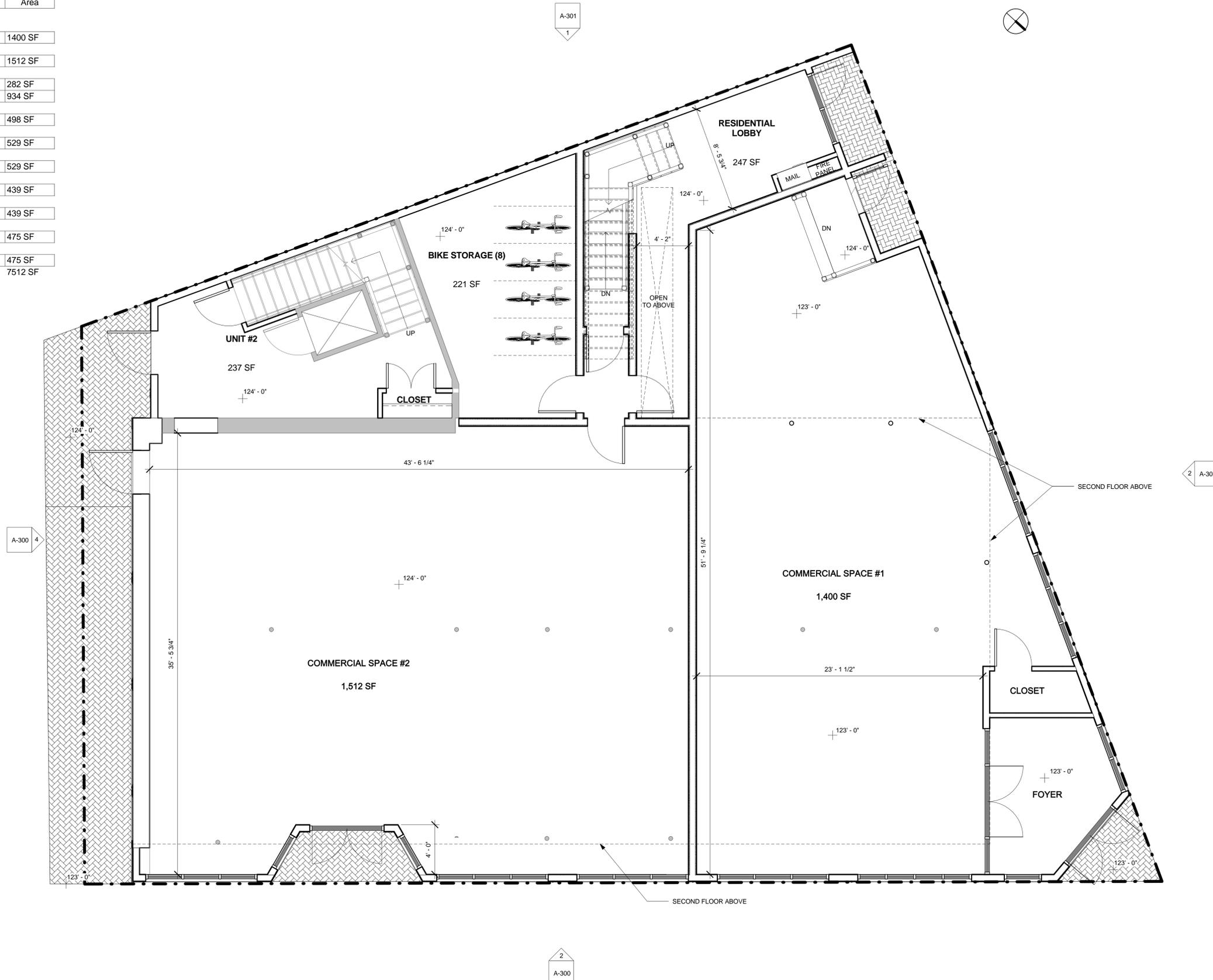
No.	Description	Date

Basement Plan

A-100
212 Hampshire St.

UNIT AREA SCHEDULE		
Level	Name	Area

COMMERCIAL SPACE #1		
1st Floor	COMMERCIAL SPACE #1	1400 SF
COMMERCIAL SPACE #2		
1st Floor	COMMERCIAL SPACE #2	1512 SF
UNIT #1		
1st Floor	UNIT #1	282 SF
2nd Floor	UNIT #1	934 SF
UNIT #2		
2nd Floor	UNIT #2	498 SF
UNIT #3		
2nd Floor	UNIT #3	529 SF
UNIT #4		
2nd Floor	UNIT #4	529 SF
UNIT #5		
3rd Floor	UNIT #5	439 SF
UNIT #6		
3rd Floor	UNIT #6	439 SF
UNIT #7		
3rd Floor	UNIT #7	475 SF
UNIT #8		
3rd Floor	UNIT #8	475 SF
Grand total: 11		7512 SF



PROJECT NAME
212 Hampshire St.

PROJECT ADDRESS
212 Hampshire Street
Cambridge, MA

CLIENT
Binoj Pradhan



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SOMERVILLE, MA 02143
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Project number	18036
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Scale	1/4" = 1'-0"

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No.	Description	Date

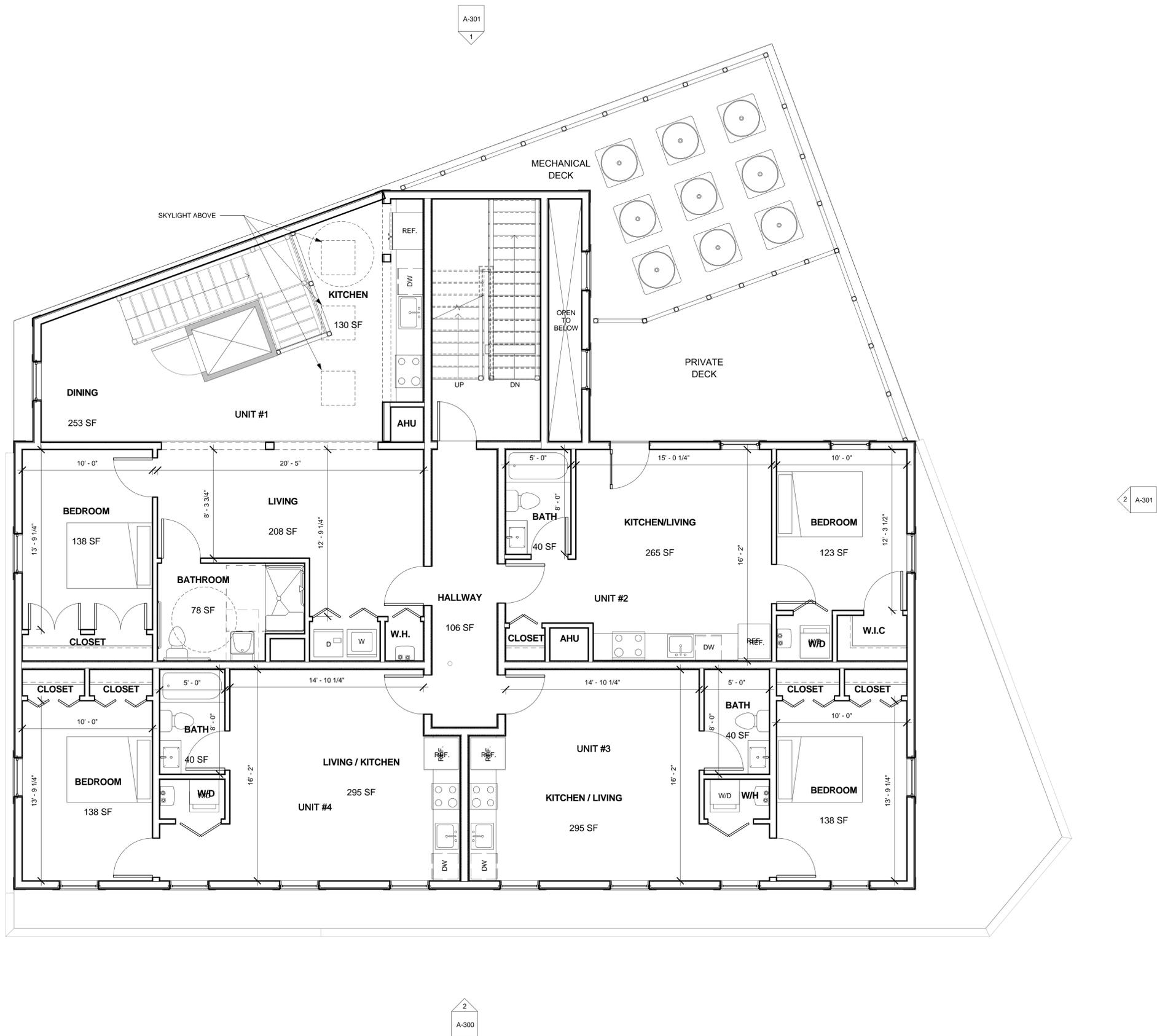
First Floor Plan

A-101

212 Hampshire St.

UNIT AREA SCHEDULE		
Level	Name	Area

COMMERCIAL SPACE #1		
1st Floor	COMMERCIAL SPACE #1	1400 SF
COMMERCIAL SPACE #2		
1st Floor	COMMERCIAL SPACE #2	1512 SF
UNIT #1		
1st Floor	UNIT #1	282 SF
2nd Floor	UNIT #1	934 SF
UNIT #2		
2nd Floor	UNIT #2	498 SF
UNIT #3		
2nd Floor	UNIT #3	529 SF
UNIT #4		
2nd Floor	UNIT #4	529 SF
UNIT #5		
3rd Floor	UNIT #5	439 SF
UNIT #6		
3rd Floor	UNIT #6	439 SF
UNIT #7		
3rd Floor	UNIT #7	475 SF
UNIT #8		
3rd Floor	UNIT #8	475 SF
Grand total:		11
		7512 SF



1 2nd Floor
1/4" = 1'-0"

PROJECT NAME
212 Hampshire St.

PROJECT ADDRESS
212 Hampshire Street
Cambridge, MA

CLIENT
Binoj Pradhan



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Date	6-21-2018
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Checked by	JSK
Scale	1/4" = 1'-0"

REVISIONS

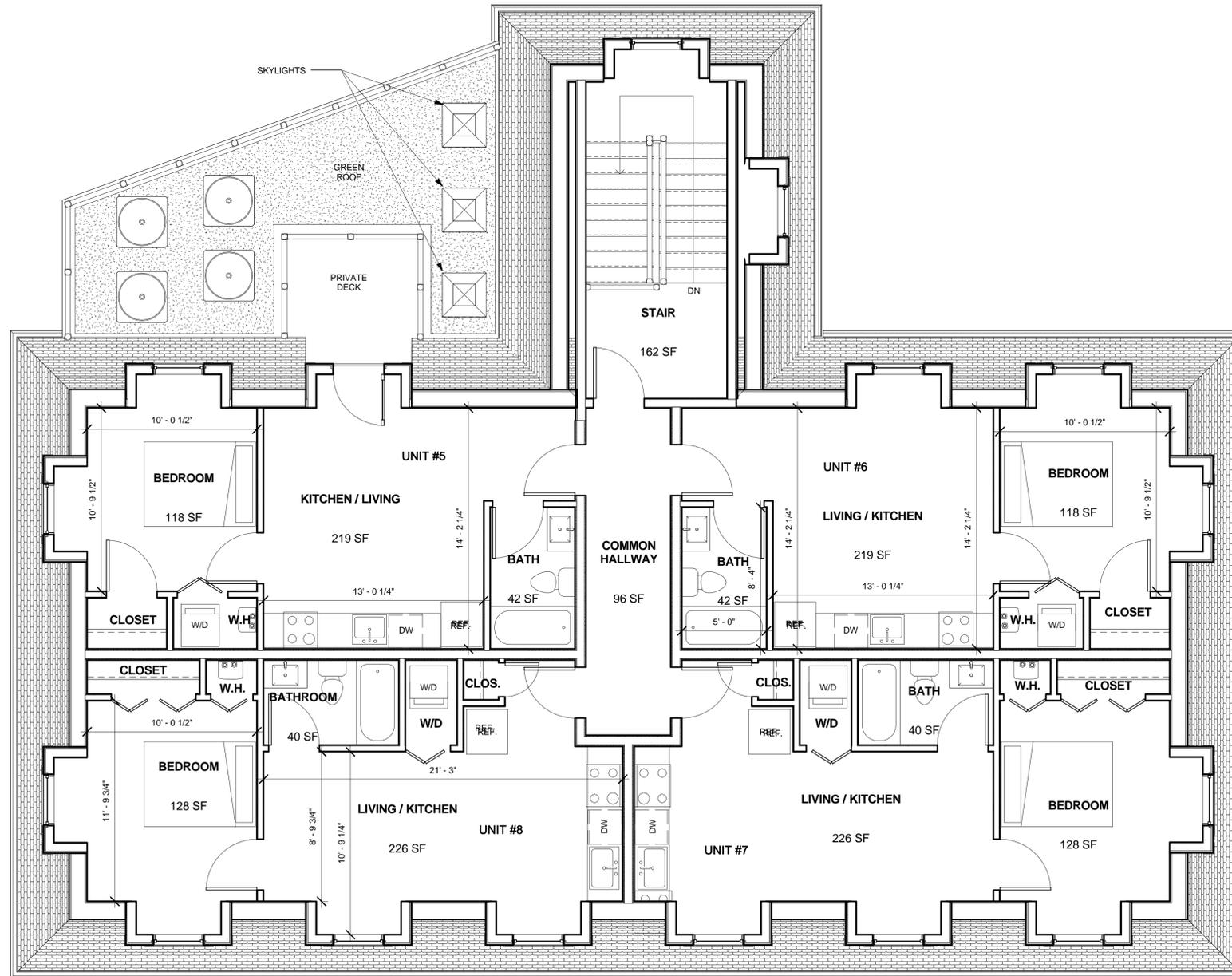
No.	Description	Date

Second Floor Plan
A-102
212 Hampshire St.

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UNIT AREA SCHEDULE		
Level	Name	Area

COMMERCIAL SPACE #1		
1st Floor	COMMERCIAL SPACE #1	1400 SF
COMMERCIAL SPACE #2		
1st Floor	COMMERCIAL SPACE #2	1512 SF
UNIT #1		
1st Floor	UNIT #1	282 SF
2nd Floor	UNIT #1	934 SF
UNIT #2		
2nd Floor	UNIT #2	498 SF
UNIT #3		
2nd Floor	UNIT #3	529 SF
UNIT #4		
2nd Floor	UNIT #4	529 SF
UNIT #5		
3rd Floor	UNIT #5	439 SF
UNIT #6		
3rd Floor	UNIT #6	439 SF
UNIT #7		
3rd Floor	UNIT #7	475 SF
UNIT #8		
3rd Floor	UNIT #8	475 SF
Grand total: 11		7512 SF



1 3rd Floor
1/4" = 1'-0"

PROJECT NAME
212 Hampshire St.

PROJECT ADDRESS
212 Hampshire Street
Cambridge, MA

CLIENT
Binoj Pradhan



17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

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PROSECUTION UNDER LAW

REGISTRATION



Project number 18036
Date 6-21-2018
Drawn by NB
Checked by JSK
Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date

Third Floor Plan

A-103

212 Hampshire St.

\\TKG-Server\Drawn\1818036-Binoj-Hampshire-ryles\03 Drawings\00_ARCH_SD_DDI\18036-212 Hampshire St-ryles_SD_DD_8_1.rvt

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PROJECT NAME
212 Hampshire St.

PROJECT ADDRESS
212 Hampshire Street
Cambridge, MA

CLIENT
Binoj Pradhan

ARCHITECT

KHALSA

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
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REGISTRATION
Project number 18036
Date 6-21-2018
Drawn by NB
Checked by JSK
Scale 3/16" = 1'-0"

REVISIONS

No.	Description	Date

Elevations
A-300
212 Hampshire St.



② Hampshire St. - Noth Elevation
3/16" = 1'-0"



④ Side Alley - East Elevation
3/16" = 1'-0"

\\TKG-Server\Draw\1818036-Binoj-Hampshire-r\yes03 Drawings\00_ARCH_SD_DDI\18036-212 Hampshire St-R\yes_SD_DD_8_1.rvt 6/21/2018 4:22:53 PM

PROJECT NAME
212 Hampshire St.

PROJECT ADDRESS
212 Hampshire Street
Cambridge, MA

CLIENT
Binoj Pradhan

ARCHITECT
DESIGN

KHALSA

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
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Project number 18036
Date 6-21-2018
Drawn by NB
Checked by JSK
Scale 3/16" = 1'-0"

REVISIONS

No.	Description	Date

Elevations
A-301
212 Hampshire St.



① Rear - South Elevation
3/16" = 1'-0"



② Inman St. - West Elevation
3/16" = 1'-0"

\\TKG-Server\Drawn\1818036-Binoj-Hampshire-r\yes03 Drawings\00_ARCH_SD_DDI\18036-212 Hampshire St-R\yes_SD_DD_8_1.rvt 6/21/2018 4:23:06 PM



③ Hampshire St. View



① Hampshire St. Approaching Front



② Inman St. View

PROJECT NAME

212 Hampshire St.

PROJECT ADDRESS

212 Hampshire Street
Cambridge, MA

CLIENT

Binoj Pradhan

ARCHITECT



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SOMERVILLE, MA 02143
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REGISTRATION



Project number 18036
Date 6-21-2018
Drawn by NB
Checked by JSK
Scale

REVISIONS

No.	Description	Date

Perspectives

AV

212 Hampshire St.



PROJECT NAME
212 Hampshire St.

PROJECT ADDRESS
 212 Hampshire Street
 Cambridge, MA

CLIENT
Binoj Pradhan



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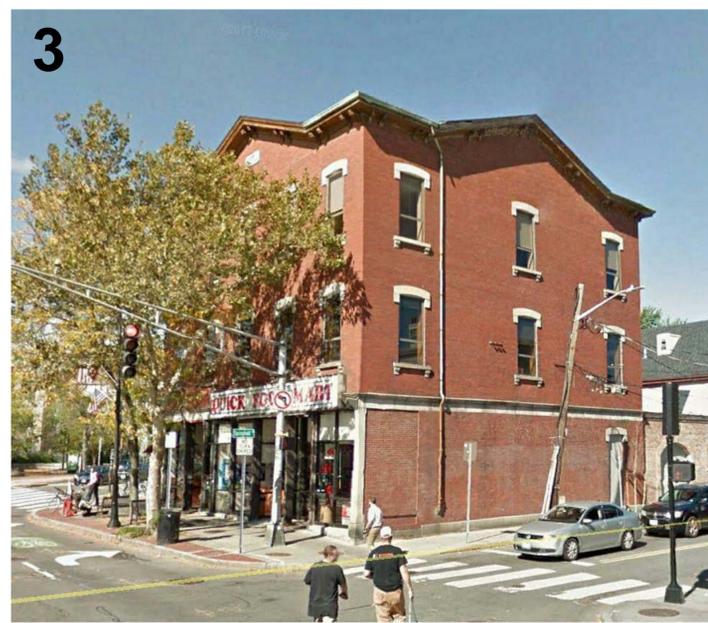
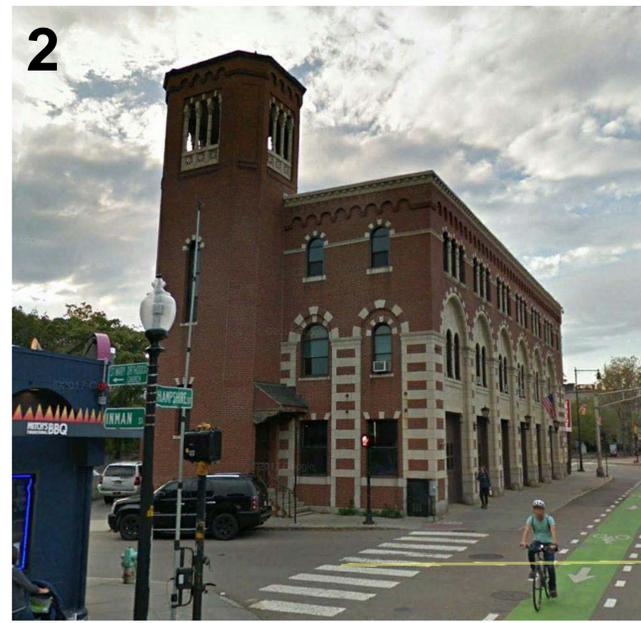
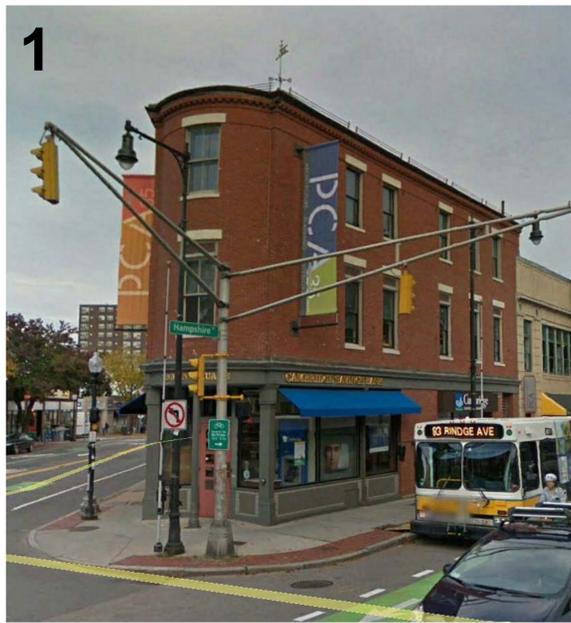
Project number 18036
 Date 6-21-2018
 Drawn by MI
 Checked by NB
 Scale

REVISIONS

No.	Description	Date

Rendering

AV-1
 212 Hampshire St.



PROJECT NAME
212 Hampshire St.

PROJECT ADDRESS
212 Hampshire Street
Cambridge, MA

CLIENT
Binoj Pradhan



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SOMERVILLE, MA 02143
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Project number	18036
Date	6-21-2018
Drawn by	NB
Checked by	JSK
Scale	

REVISIONS

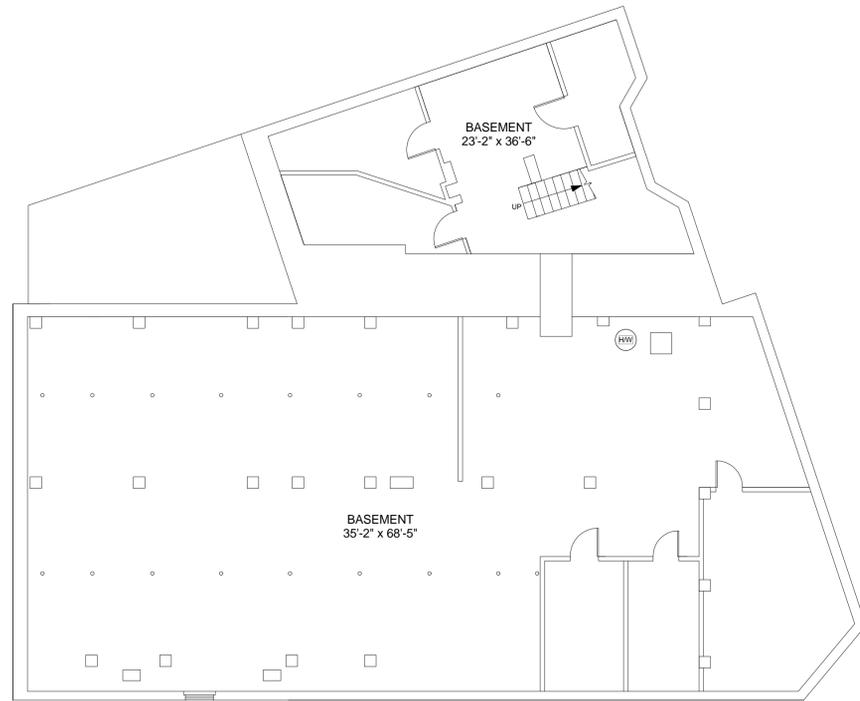
No.	Description	Date

Neighbourhood
Context

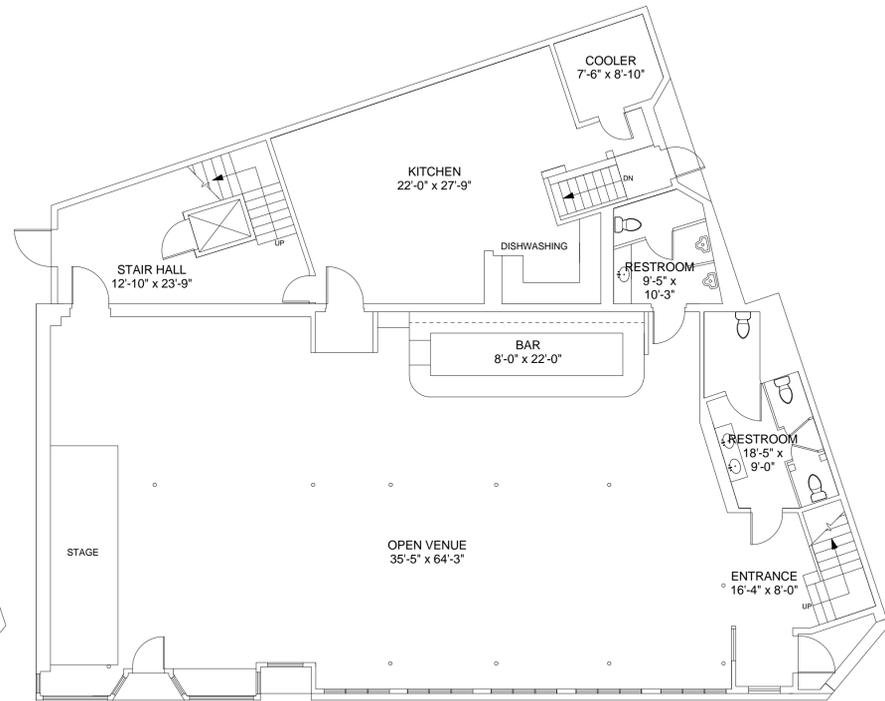
AV-2
212 Hampshire St.

\\TKG-Server\Drawn\18118036-Binoj-Hampshire-ryles\03 Drawings\00_ARCHL_SD_DDI\18036-212 Hampshire St-ryles_SD_DD_8_1.rvt

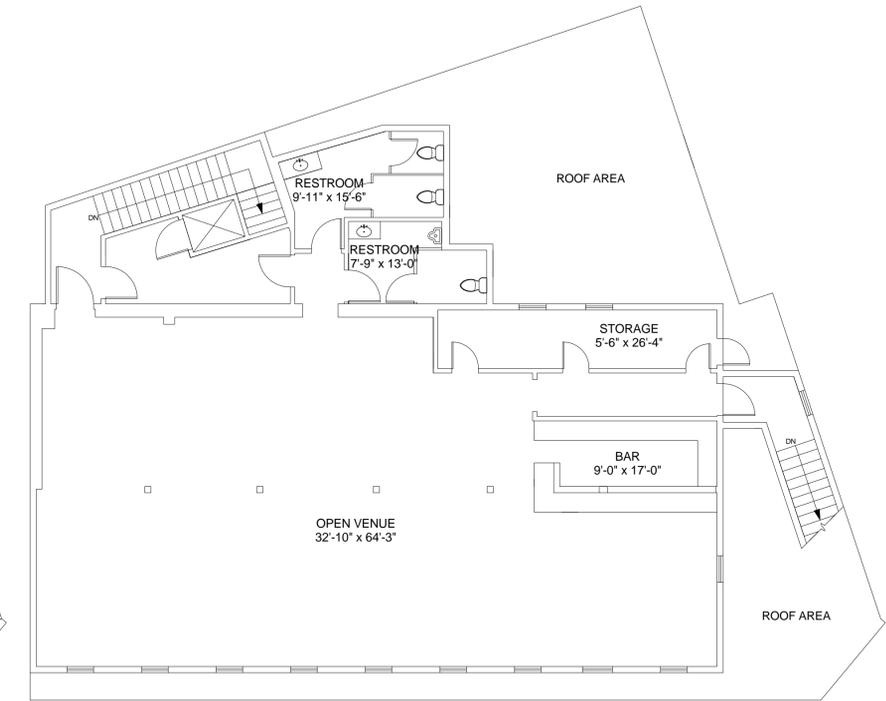
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BASEMENT PLAN
Ceiling Height = 10'-2"



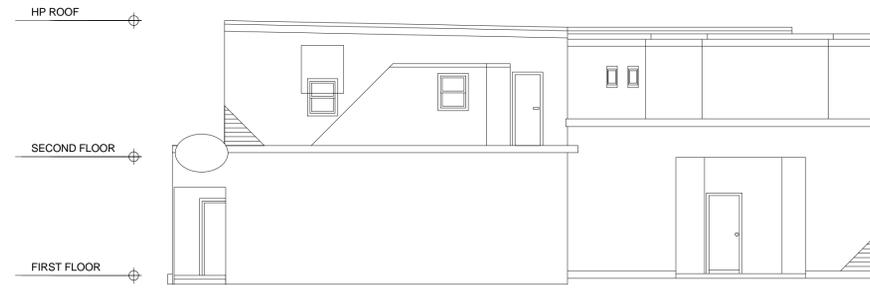
FIRST FLOOR PLAN
Ceiling Height = 10'-2"



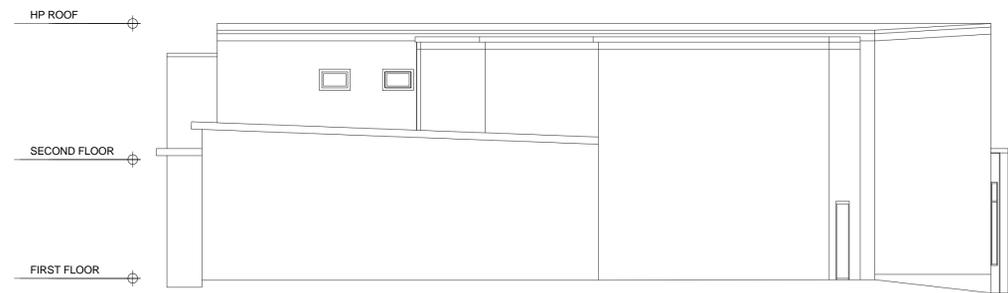
SECOND FLOOR PLAN
Ceiling Height = 8'-10"



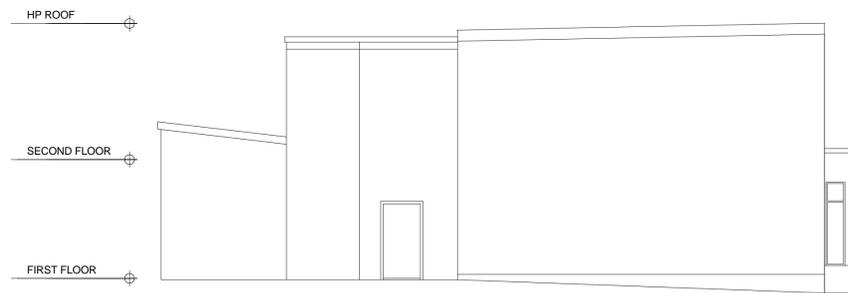
HAMPSHIRE STREET ELEVATION



INMAN STREET ELEVATION



REAR ELEVATION



SIDE ELEVATION

PROJECT NAME
212 Hampshire St.

PROJECT ADDRESS
212 Hampshire Street
Cambridge, MA

CLIENT
Binoj Pradhan

ARCHITECT

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

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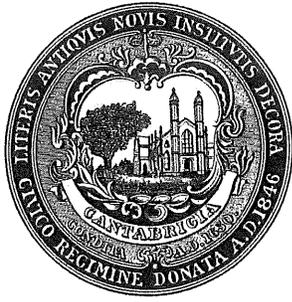
Project number	18036
Date	6-21-2018
Drawn by	Author
Checked by	Checker
Scale	1/8" = 1'-0"

REVISIONS		
No.	Description	Date

Existing Conditions

A-010

212 Hampshire St.



Mid Cambridge Neighborhood Conservation District Commission

831 Massachusetts Avenue, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112
E-mail: histncds@cambridgema.gov
URL: <http://www.cambridgema.gov/Historic/midcambridgehome.html>

Nancy Goodwin, *Chair* Tony Hsiao, *Vice-Chair*
Lestra Litchfield, Monika Pauli, *Members*
Margaret McMahon, Charles Redmon, *Alternates*

CERTIFICATE OF APPROPRIATENESS

PROPERTY: **212 Hampshire Street**

OWNER: **New Inman Realty Trust
c/o Gary J. Mitchell
S & S Restaurant
1334 Cambridge Street
Cambridge, MA 02139**

The Mid Cambridge Neighborhood Conservation District Commission hereby certifies, pursuant to Title 2, Chapter 2.78, Article III, Section 2.78.140-270 of the Code of the City of Cambridge and the City Council order establishing the Commission, that the construction described below is not incongruous to the historic aspects or architectural character of the building or district:

- 1. Construct a Mansard-roofed third floor addition and stair shaft, based photographic evidence of the building's original design.**
- 2. Renovate the first-floor storefronts and corner entrance.**
- 3. Screen the mechanicals behind a railing at the rear of the building.**

Work is to be carried out as depicted in the plans by Khalsa Design titled, "212 Hampshire St.," dated June 21, 2018.

Approval was granted subject to the review and approval by the Architects Committee of construction details including dormers, windows, cornice, first floor storefronts and entry. The Commission encouraged the applicant to also consult with CHC staff regarding historically appropriate paint colors.

The plans and specifications that were submitted with the application are incorporated into this certificate, which is binding on the applicant.

If the work authorized by this certificate is not commenced within six months after the date of issuance, or if such work is suspended in significant part for a period of one year after the time the work is commenced, this certificate shall expire and be of no further effect; provided that, for cause, one or more extensions not exceeding ninety days each may be allowed in writing by the Chair.

Case Number: **MC-5488**

Date of Certificate: **August 15, 2018**

Attest: A true and correct copy of decision filed with the office of the City Clerk and the Mid
Cambridge Neighborhood Conservation District Commission on August 15, 2018.

By Nancy Goodwin/slb, Chair

Twenty days have elapsed since the filing of this decision.

No appeal has been filed _____. Appeal has been filed _____.

Date _____, City Clerk



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 TTY: 617 349 6112
E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

Jurisdiction Advice

To the Owner of Property at 212 Hampshire Street

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- Old Cambridge Historic District
- Fort Washington Historic District
(M.G.L. Ch. 40C, City Code §2.78.050)
- Avon Hill Neighborhood Conservation District
- Half Crown – Marsh Neighborhood Conservation District
- Harvard Square Conservation District
- Mid Cambridge Neighborhood Conservation District
Application for 3rd floor addition approved at public hearing, subject to detailing of Mansard roof, cornice, and other construction details.
- Designated Landmark
- Property is being studied for designation: _____
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- Preservation Restriction or Easement (as recorded)
- Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). See the back of this page for definition of demolition.
- No jurisdiction: not a designated historic property and the structure is less than fifty years old.
- No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials SLB

Date August 21, 2018

Received by Uploaded to Energov

Date August 21, 2018

Relationship to project BZA 16997-2018

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

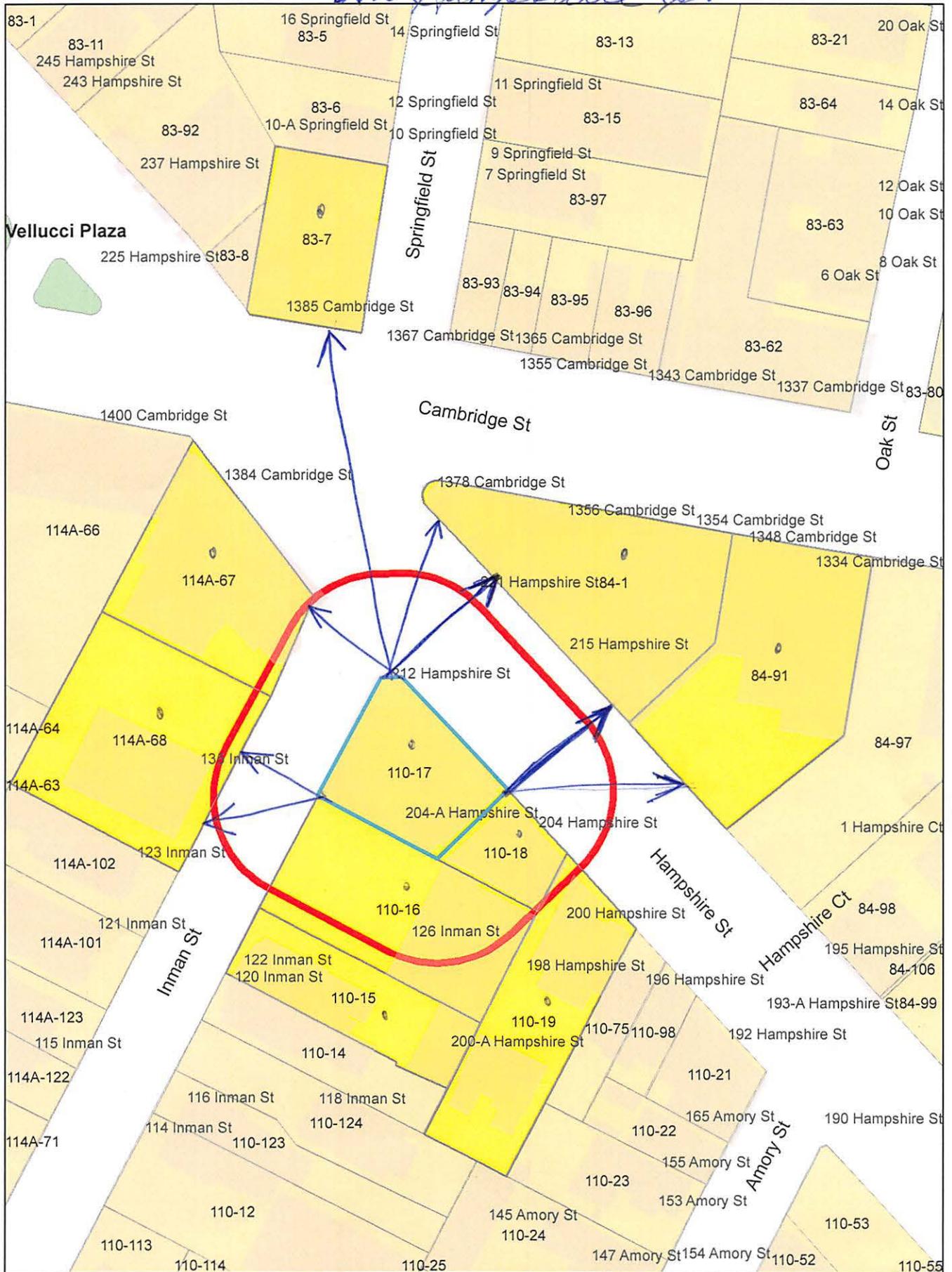
Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
<http://www.cambridgema.gov/Historic>

212 Hampshire St.



212 Hampshire St. Petitioner
SEAN D. HOPE, ESQ.
675 MASS AVENUE
CAMBRIDGE, MA 02139

83-7
WEINMAN PROPERTIES, LLC
281 WABAN AVE
WABAN, MA 02468

84-1
MITCHELL, CHESTER D. & ROBERT M. WHEELER
1334 CAMBRIDGE ST
CAMBRIDGE, MA 02139

110-15
CORREIA, DIANE F. A LIFE ESTATE
122 INMAN ST
CAMBRIDGE, MA 02139

110-16
126 INMAN LLC,
7 MARSH ST.
BELMONT, MA 02474

110-17
MITCHELL, GARY J.,
TR OF THE C/O RIGGINS HOLDINGS LLC
48 HALE ST
NEWTON, MA 02468

110-18
MITCHELL, GARY J. & JOSEPH N. WHEELER,
TR NEW FONG REALTY TRUST
1334 CAMBRIDGE ST
CAMBRIDGE, MA 02139

110-19
PAVAO, NELSON V. & PAULINE P. PAQUETTE
50 GOSS AVE.
MELROSE, MA 02176

114A-67
CAMBRIDGE CITY OF FIRE DEPT
491 BROADWAY
CAMBRIDGE, MA 02138

114A-67
CITY OF CAMBRIDGE
C/O LOUIE DEPASQUALE
CITY MANAGER

114A-67
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

114A-68
SAENZ-BADILLOS, ANGEL & JUDITH M. TARGA
TRUSTEE OF SAENZ-BODILLOS TARGARONA LIV.
2 NOKOMIS WAY
NATICK, MA 01760

114A-68
DINGLEY, MICHAEL A.
135 INMAN ST. UNIT#10
CAMBRIDGE, MA 02139

114A-68
NICHOLS, JULIE
135 INMAN ST. UNIT#9
CAMBRIDGE, MA 02139

114A-68
CHAWARPATIL, KAVITA CHAWARPATIL, ABHISHEK
6 AUTUMN RIDGE DRIVE
HOPKINTON, MA 01748

114A-68
CHANG, SHEY-SHEEN & YA-CHUN LIN
8 DEACON LANE
SUDBURY, MA 01776

114A-68
YUKSEK, ERAY
135 INMAN ST., UNIT #6
CAMBRIDGE, MA 02139

114A-68
WANG, LEI
135 INMAN ST., #5
CAMBRIDGE, MA 02139

114A-68
BERKOWITZ, NINA B.
135 INMAN ST. UNIT#4
CAMBRIDGE, MA 02139

114A-68
MIRAS, DEMETRIOS & MARGARITA MIRAS
135 INMAN ST 3
CAMBRIDGE, MA 02139

114A-68
DEWHURST, ANDREW
135 INMAN ST., #2
CAMBRIDGE, MA 02139

84-91
MITCHELL, DORIS L., CHESTER D. MITCHELL
GARY J. MITCHELL TRS. &
CITY OF CAMBRIDGE TAX TITLE
1334 CAMBRIDGE ST
CAMBRIDGE, MA 02139

114A-68
LYN-SHUE, DENISE N.
135 INMAN STREET, UNIT #1
CAMBRIDGE, MA 02139

114A-68
XIE, XIAO BING
61 BAKER ST.
BELMONT, MA 02478