



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

SPECIAL PERMIT APPLICATION • COVER SHEET

In accordance with the requirements of the City of Cambridge Zoning Ordinance, the undersigned hereby petitions the Planning Board for one or more Special Permits for the premises indicated below.

Location of Premises: 34-40 Hampshire Street

Zoning District: Industry B

Applicant Name: HASSANALY LADHA , 34-40 HAMPSHIRE ST LLC

Applicant Address: 24 FAIRMONT ST, CAMBRIDGE

Contact Information: 617 320 0309 hassanally.ladha@gmail.com

Telephone # Email Address Fax #

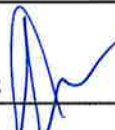
List all requested special permit(s) (with reference to zoning section numbers) below. *Note that the Applicant is responsible for seeking all necessary special permits for the project. A special permit cannot be granted if it is not specifically requested in the Application.*

4.000 Use Regulations; 4.31 (h) Hotel Use in Industry B
6.000 Off Street Parking; 6.36.1 (i) (2) Hotel
6.000 Off Street Parking; 6.43.5 (a) Modifying Provisions for Access to Off Street Parking
6.000 Off Street Parking; 6.104.1 Location of Long-Term Bicycle, 6.104.2 Location of Short-Term Bicycle.
2.000; GFA (16) Definition of Gross Floor Area in a building other than a single or two family.

List all submitted materials (include document titles and volume numbers where applicable) below.

34-40 Hampshire Special Permit Application Drawings 11-14-19
34-40 Hampshire Street Parking Study Memo
30-34 Hampshire Special Permit Narrative
34-40 Hampshire Street Public Meeting Minutes

Signature of Applicant:

 Hassanaly Ladha, MGR 34-40 Hampshire Street LLC

For the Planning Board, this application has been received by the Community Development Department (CDD) on the date specified below:

Date

Signature of CDD Staff

OWNERSHIP CERTIFICATE

Project Address: 34-40 Hampshire Street

Application Date: 11/15/19


This form is to be completed by the property owner, signed, and submitted with the Special Permit Application:

I hereby authorize the following Applicant: 34-40 Hampshire Street L.L.C. % HASSANALY LADHA
at the following address: 24 Fairmont Street, Cambridge, MA 02139
to apply for a special permit for: 34-40 HAMPSHIRE Street Hotel
on premises located at: 34-40 HAMPSHIRE Street
for which the record title stands in the name of: 34-40 Hampshire Street L.L.C.
whose address is: 24 Fairmont Street, Cambridge, MA 02139

by a deed duly recorded in the:

Registry of Deeds of County: Middlesex Book: 70688 Page: 109

OR Registry District of the Land Court, Certificate No.: _____ Book: _____ Page: _____

 Hassanaly Ladha, MGR

Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

To be completed by Notary Public:

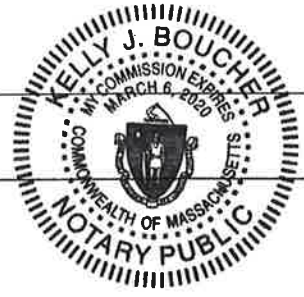
Commonwealth of Massachusetts, County of MIDDLESEX

The above named X personally appeared before me,

on the month, day and year _____ and made oath that the above statement is true.

Notary: 

My Commission expires: 3. 6 2019



FEE SCHEDULE

Project Address: 34-40 Hampshire Street

Application Date: 11/15/19

The Applicant must provide the full fee (by check or money order) with the Special Permit Application. Depending on the nature of the proposed project and the types of Special Permit being sought, the required fee is the larger of the following amounts:

- If the proposed project includes the creation of new or substantially rehabilitated floor area, or a change of use subject to Section 19.20, the fee is ten cents (\$0.10) per square foot of total proposed Gross Floor Area.
- If a Flood Plain Special Permit is being sought as part of the Application, the fee is one thousand dollars (\$1,000.00), unless the amount determined above is greater.
- In any case, the minimum fee is one hundred fifty dollars (\$150.00).

Fee Calculation

New or Substantially Rehabilitated Gross Floor Area (SF): 23032 × \$0.10 = 2,303.2

Flood Plain Special Permit Enter \$1,000.00 if applicable:

Other Special Permit Enter \$150.00 if no other fee is applicable:

TOTAL SPECIAL PERMIT FEE **Enter Larger of the Above Amounts:** \$2,303.20

DIMENSIONAL FORM

Project Address: 30-34 Hampshire Street

Application Date: 11/15/19

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	5758	5000	No Change	
Lot Width (ft)	72.7'	50.0'	No Change	
Total Gross Floor Area (sq ft)	0	23,032	23,030	
Residential Base	0	23,032	23,030	
Non-Residential Base	n/a	n/a	n/a	
Inclusionary Housing Bonus	n/a	n/a	n/a	
Total Floor Area Ratio	n/a	4.0	4.0	
Residential Base	n/a	4.0	4.0	
Non-Residential Base	n/a	n/a	n/a	
Inclusionary Housing Bonus	n/a	n/a	n/a	
Total Dwelling Units	n/a	n/a	n/a	
Base Units	n/a	n/a	n/a	
Inclusionary Bonus Units	n/a	n/a	n/a	
Base Lot Area / Unit (sq ft)	n/a	n/a	n/a	
Total Lot Area / Unit (sq ft)	n/a	n/a	n/a	
Building Height(s) (ft)	n/a	120'	92'	
Front Yard Setback (ft)	n/a	0	0	
Side Yard Setback (ft)	n/a	0	0	
Side Yard Setback (ft)	n/a	0	0	
Rear Yard Setback (ft)	n/a	0	0	
Open Space (% of Lot Area)	n/a	n/a	n/a	
Private Open Space	n/a	n/a	n/a	
Permeable Open Space	n/a	n/a	n/a	
Other Open Space (Specify)	n/a	n/a	n/a	
Off-Street Parking Spaces	n/a	34	16	
Long-Term Bicycle Parking	n/a	2	6	
Short-Term Bicycle Parking	n/a	4	10	
Loading Bays	n/a	1	1	

Use space below and/or attached pages for additional notes:



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

CERTIFICATION OF RECEIPT OF PLANS BY CITY OF CAMBRIDGE TRAFFIC, PARKING & TRANSPORTATION

City Department/Office:

Project Address: 34-40 Hampshire Street

Applicant Name: 34-40 Hampshire Street L.L.C. c/o Hassanaly Ladha

For the purpose of fulfilling the requirements of Section 19.20 and/or 6.35.1 and/or 5.28.2 of the Cambridge Zoning Ordinance, this is to certify that this Department is in receipt of the application documents submitted to the Planning Board for approval of a Project Review Special Permit for the above referenced development project: (a) an application narrative, (b) small format application plans at 11" x 17" or the equivalent and (c) Certified Traffic Study. The Department understands that the receipt of these documents does not obligate it to take any action related thereto.

11/15/19

Signature of City Department/Office Representative

Date



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

CERTIFICATION OF RECEIPT OF PLANS BY CITY OF CAMBRIDGE DEPARTMENT OF PUBLIC WORKS

City Department/Office:

Project Address: 34-40 Hampshire Street

Applicant Name: 34-40 Hampshire Street L.L.C. c/o Hassanaly Ladha

For the purpose of fulfilling the requirements of Section 19.20 of the Cambridge Zoning Ordinance, this is to certify that this Department is in receipt of the application documents submitted to the Planning Board for approval of a Project Review Special Permit for the above referenced development project: (a) an application narrative and (b) small format application plans at 11" x 17" or the equivalent. The Department understands that the receipt of these documents does not obligate it to take any action related thereto.

Signature of City Department/Office Representative

Date



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

CERTIFICATION OF RECEIPT OF PLANS BY CITY OF CAMBRIDGE TREE ARBORIST

City Department/Office:

Project Address: 34-40 Hampshire Street

Applicant Name: 34-40 Hampshire Street L.L.C. c/o Hassanaly Ladha

For the purpose of fulfilling the requirements of Section 4.26, 19.20 or 11.10 of the Cambridge Zoning Ordinance, this is to certify that this Department is in receipt of the application documents submitted to the Planning Board for approval of a MultiFamily, Project Review or Townhouse Special Permit for the above referenced development project: a Tree Study which shall include (a) Tree Survey, (b) Tree Protection Plan and if applicable, (c) Mitigation Plan, twenty one days before the Special Permit application to Community Development.

Signature of City Department/Office Representative

Date



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

CERTIFICATION OF RECEIPT OF PLANS BY CITY OF CAMBRIDGE WATER DEPARTMENT

City Department/Office:

Project Address: 34-40 Hampshire Street

Applicant Name: 34-40 Hampshire Street L.L.C. c/o Hassanaly Ladha

For the purpose of fulfilling the requirements of Section 19.20 of the Cambridge Zoning Ordinance, this is to certify that this Department is in receipt of the application documents submitted to the Planning Board for approval of a Project Review Special Permit for the above referenced development project: (a) an application narrative and (b) small format application plans at 11" x 17" or the equivalent. The Department understands that the receipt of these documents does not obligate it to take any action related thereto.

Signature of City Department/Office Representative

Date



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

CERTIFICATION OF RECEIPT OF PLANS BY CITY OF CAMBRIDGE LEED SPECIALIST

City Department/Office:

Project Address: 34-40 Hampshire Street

Applicant Name: 34-40 Hampshire Street L.L.C. c/o Hassanaly Ladha

For the purpose of fulfilling the requirements of Section 22.20 of the Cambridge Zoning Ordinance, this is to certify that this Department is in receipt of the application documents submitted to the Planning Board for approval of a Special Permit for the above referenced development project: (a) an application narrative, (b) small format application plans at 11" x 17" or the equivalent and (c) completed LEED Project Checklist for the appropriate LEED building standard, accompanying narrative and affidavit. The Department understands that the receipt of these documents does not obligate it to take any action related thereto.

Signature of City Department/Office Representative

Date