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

BZA APPLICATION FORM

Plan No: BZA-016986-2018

GENERAL INFORMATION

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

Special Permit : √ Variance : _____ Appeal : _____

PETITIONER : Beauty Pizza - C/O JIGARKUMAR PUROHIT

PETITIONER'S ADDRESS : 187 HAMPSHIRE ST CAMBRIDGE, MA 02139

LOCATION OF PROPERTY : 187 Hampshire St Cambridge, MA

TYPE OF OCCUPANCY : _____ ZONING DISTRICT : Business A Zone

REASON FOR PETITION :

Other: FAST FOOD ESTABLISHMENT

DESCRIPTION OF PETITIONER'S PROPOSAL :

To take over existing fast order food restaurant under new ownership.

SECTIONS OF ZONING ORDINANCE CITED :

Article 4.000 Section 4.35.0 (Fast Order Food Establishment).

Article 11.000 Section 11.30 (Fast Order Food Establishment).

Article 10.000 Section 10.40 (Special Permit).

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

JIGARKUMAR PUROHIT
(Print Name)

Address : 3 Prescott Rd
Everett - MA - 02149

Tel. No. : 617- 882-8733

E-Mail Address : JigarPuro@gmail.com

Date : _____

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 187 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:

THE LOCATION IS IN A BUSINESS ZONE SURROUNDED BY COMMERCIOAL USES

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:

NO TRAFFIC OR CONGESTION WILL BE CREATED

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 OPERATION WILL BE NOT ADVERSELY ALTERED THE NEIGHBORHOOD.

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 CREATED

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:

IT IS AN EXISTING PIZZA FAST FOOD AND PROPOSAL IS FOR A NEW OWNER

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: sn kj inc **PRESENT USE/OCCUPANCY:** Restaurant

LOCATION: 187 Hampshire St Cambridge, MA **ZONE:** Business A Zone

PHONE: **REQUESTED USE/OCCUPANCY:** Restaurant

		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS [1]	
TOTAL GROSS FLOOR AREA:		3578	3568	5115	(max.)
LOT AREA:		5115	-	-	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: [2]		.7	.7	1	(max.)
LOT AREA FOR EACH DWELLING UNIT:		5115	5115	600	(min.)
SIZE OF LOT:	WIDTH	41	-	-	(min.)
	DEPTH	-	-	-	
SETBACKS IN FEET:	FRONT	8	8	-	(min.)
	REAR	0	0	20	(min.)
	LEFT SIDE	0	0	-	(min.)
	RIGHT SIDE	0	0	-	(min.)
SIZE OF BLDG.:	HEIGHT	18/24	18/24	35	(max.)
	LENGTH	-	-	-	
	WIDTH	-	-	-	
RATIO OF USABLE OPEN SPACE TO LOT AREA: [3]		0	0	15	(min.)
NO. OF DWELLING UNITS:		1	1	8	(max.)
NO. OF PARKING SPACES:		2	2	1	(min./max)
NO. OF LOADING AREAS:		-	-	-	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:		34	34	10	(min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

2 BUILDING ON SAME LOT. SPECIAL PERMIT TO REAR BUILDING WHICH THE PREVIOUS OWNER OPERATES SAME KIND OF FOOD SERVICE/ FRONT BUILDING RESIDENTIAL

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

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

2018 AUG -3 AM 10: 22
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

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

JIGARKUMAR PUROHIT
(Print Name)

Address : 3 Prescott Rd
Everett - MA - 02149

Tel. No. : 617 - 852-8433

E-Mail Address : JigarPuro@gmail.com

Date : _____

Note: I am signing this to set on ZBA agenda. I still need to work out a final lease with potential new owners. If I fail to do this before ZBA meeting, this application will become null & void and my permission is immediately revoked.

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 Jeremy Seeger *(OWNER)*

Address: 148 Oakley Rd. Belmont, MA

State that I/We own the property located at 187 Hampshire St., Cambridge which is the subject of this zoning application.

The record title of this property is in the name of Jeremy Seeger

*Pursuant to a deed of duly recorded in the date 1/12/15, Middlesex South County Registry of Deeds at Book 64787, Page 379; 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 Jeremy Seeger personally appeared before me, this 6th of Sept., 2018, and made oath that the above statement is true.

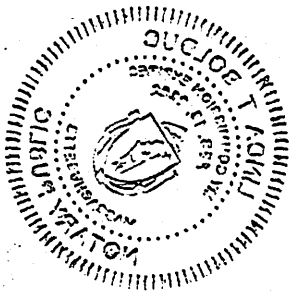
Linda T. Bolduc Notary

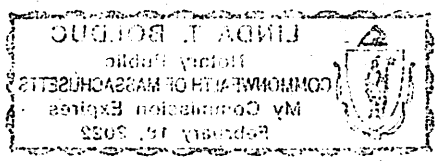
My commission expires 2.18.2022 (Notary Seal).

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

(ATTACHMENT B - PAGE 3)

LINDA T. BOLDUC
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
February 18, 2022




LINDA T. BOLDUC
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
February 16, 2022


Fresh
Healthy
Natural
Indulgent
pepsi
pepsi
pepsi


Bally

PIZZA


SEALWRAP
30510400
Middleby Marshall
Middleby Marshall


Beauty's
SELTZER
Pizza


800-CASELLA

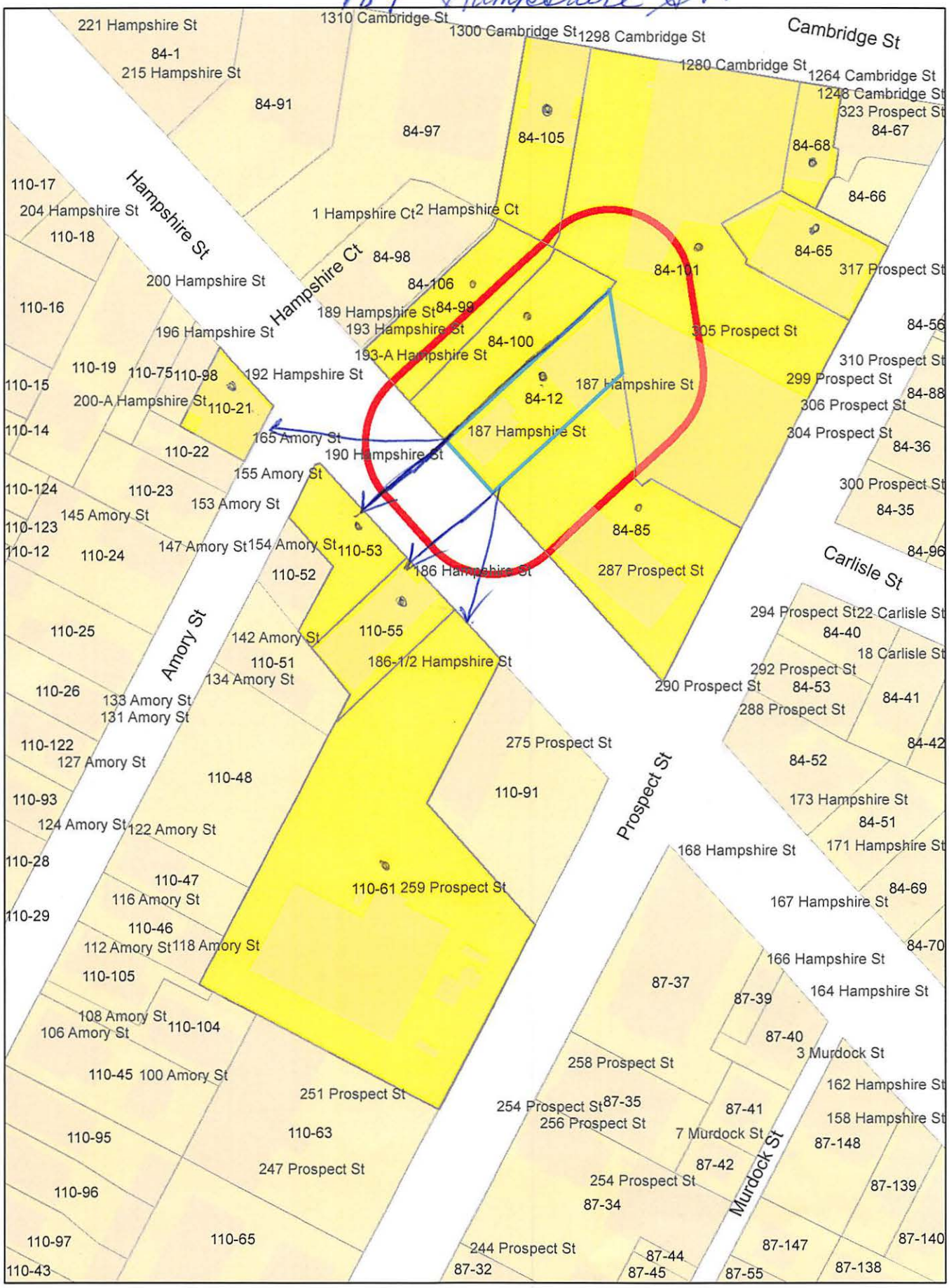

800-CASELLA


casella
casella
pepsi
BUD LIGHT
PITZER


Beauty's Pizza


casella
BIN-CASELLA
pepsi
BUD LIGHT
PITZER
SPIKED

187 Hampshire St.



187 Hampshire St.

Petitioner

JIGARKUMAR PUROHIT
3 PRESCOTT ROAD
EVERETT, MA 02149

84-12
SEEGER, JEREMY
148 OAKLEY RD
BELMONT, MA 02478

84-65
CAMBRIDGE COMMUNITY HOUSING, INC.
C/O WINN MANAGEMENT CO.
6 FANEUIL HALL MARKETPLACE
BOSTON, MA 02109

84-68
WAYNE WILSON & LAURA SALTZ
1262-1264 CAMBRIDGE ST. -UNIT #2
CAMBRIDGE, MA 02140

84-68
WAY, DAVID E.
1262-1264 CAMBRIDGE ST., UNIT #3
CAMBRIDGE, MA 02139

84-68
LUC, JOSEPH C. & SUZE C. LUC
364 HIGH STREET
MEDFORD, MA 02155

84-85
MERIT OIL OF MASSACHUSETTS, INC.
C/O HESS REALTY LLC, PROPERTY TAX DEPT.
539 SOUTH MAIN ST
FINDLAY , OH 45840

84-99-100
SECOND HAMPSHIRE STREET, LLC
1334 CAMBRIDGE STREET
CAMBRIDGE, MA 02138

84-68
TANG, MING & ELIZABETH LIU
1262-1264 CAMBRIDGE ST., #1
CAMBRIDGE, MA 02139

84-101
KO, NAI NAN & JULIA KOANG SHIH KO,
TRS. OF K & K REALTY TRUST
40 TABOR HILL RD.
LINCOLN, MA 01793

84-105
CARMICHAEL, NOEL B. & EUNICE CARMICHAEL
TARBOT VALLEY REALTY TRUST
C/O EUNICE CARMICHAEL
29 LAKE SHORE DR.
STERLING, MA 01564

110-21
MITCHELL, GARY J. & CHESTER D. MITCHELL
C/O RIGGINS HOLDINGS LLC
48 HALE ST
NEWTON, MA 02468

110-53
HAMPSHIRE ST REALTY LLC
1334 CAMBRIDGE ST
CAMBRIDGE, MA 02142

110-55
GRANT HAMPSHIRE LLC
186 HAMPSHIRE ST
CAMBRIDGE, MA 02139

110-61
CAMBRIDGE ELECTRIC LIGHT CO
C/O NSTAR ELECTRIC CO
PROPERTY TAX DEPT, P.O. BOX 270
HARTFORD, CT 06141

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

Jurisdiction Advice

To the Owner of Property at **187 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
__ 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)
_X_ 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 demolition proposed. No CHC review of use.
__ 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 16986-2018

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.**

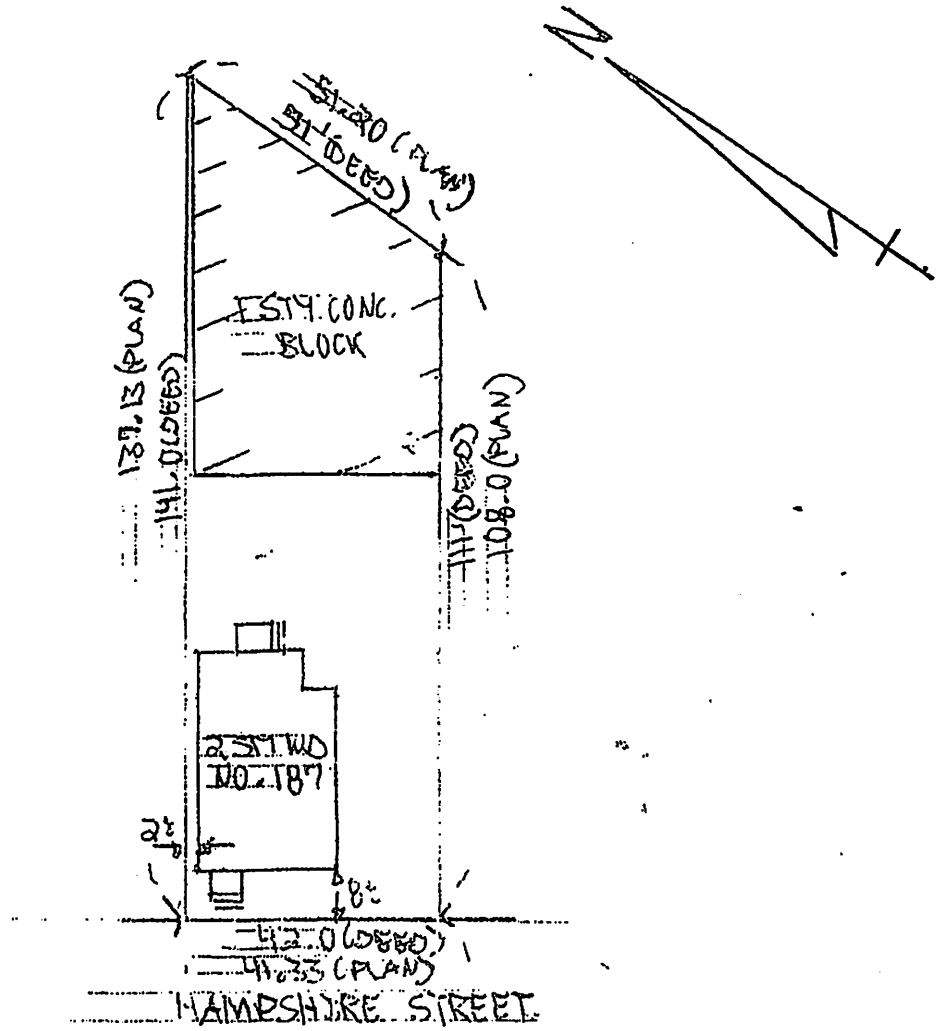
Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

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



NOTE: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN ARE NOT LOCATED WITHIN THE FLOOD HAZARD ZONE AS DELINEATED ON THE MAP OF COMMUNITY 25017C0576E MASS. EFFECTIVE 6-4-2010 BY THE DEPT. OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION.

I CERTIFY THAT THE BUILDING SHOWN ON THIS PLAN IS ON THE GROUND AS SHOWN.

NOTE: THIS IS A TAPE SURVEY NOT TO BE USED FOR ESTABLISHING PROPERTY LINES, HEDGES, OR ANY PURPOSE OTHER THAN ITS ORIGINAL INTENT. THIS PLAN WAS DRAWN FOR MORTGAGE PURPOSES ONLY. NOT TO BE RECORDED.

THE LOCATION OF THE DWELLING AS SHOWN HEREON EITHER WAS IN COMPLIANCE WITH THE LOCAL ZONING BYLAWS IN EFFECT WHEN CONSTRUCTED (WITH RESPECT TO STRUCTURAL SETBACK REQUIREMENTS ONLY), OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER M.G.L. TITLE VII, C.40A, §7.

COMMONWEALTH OF MASSACHUSETTS
TALMADGE McNEELY
#22594
REGISTERED PROFESSIONAL LAND SURVEYOR

MORTGAGE INSPECTION PLAN

L.G. BRACKETT COMPANY, INC.
WINCHESTER, MA

PLAN OF PROPERTY IN

CAMBRIDGE, MA.

OWNED BY

HAMPSHIRE 187, LLC

I CERTIFY THIS PLAN TO

WAKEFIELD CO-OPERATIVE BANK

SCALE: 1" = 30'

DATE: 12-30-14

DATE OF PLAN: 1-22-1988 9-28-1842

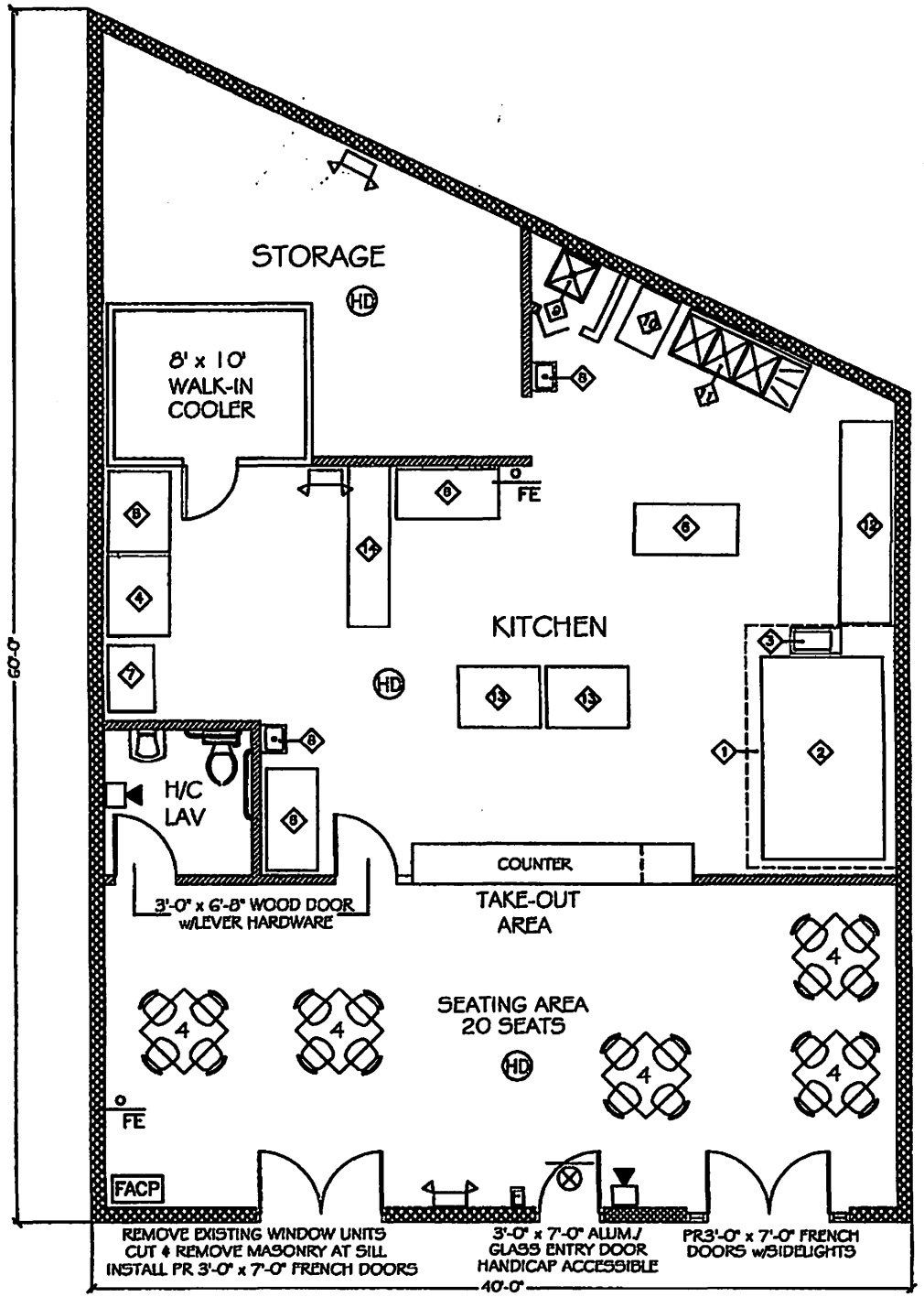
PLAN BY: FRED W. GOULD VALDO HUGGINSON

COUNTY: MIDDLESEX

PLAN: 141 OF 1998

14-331

Revised 05/02/11



PROPOSED FLOOR PLAN

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

FIRE SAFETY

- EMERGENCY LIGHT
- EXIT SIGN
- FE — WALL MOUNTED FIRE EXTINGUISHER (ABC TYPE IN DINING SPACE) (K TYPE TO BE INSTALLED IN KITCHEN)
- FACP — FIRE ALARM CONTROL PANEL
- F — FIRE ALARM PULL BOX
- HD — HEAT DETECTOR
- HORN STROBE UNIT

NOTE: NEW LOCAL FIRE ALARM SYSTEM TO BE INSTALLED PER LOCAL FIRE MARSHAL REQUIREMENTS BY LICENSED ELECTRICIAN. (NEW ANSUL SYSTEM TO BE TIED INTO FIRE ALARM)

KITCHEN EQUIPMENT SCHEDULE

1. 12' STAINLESS STEEL EXHAUST HOOD & DUCT WITH ANSUL FIRE SUPPRESION SYSTEM
2. PIZZA OVEN
3. FRYOLATOR
4. STAINLESS STEEL REFRIGERATOR
5. STAINLESS STEEL FREEZER
6. (3) STAINLESS STEEL WORKTABLE
7. DOUGH MIXER
8. STAINLESS STEEL HAND SINK
9. SLOP SINK
10. BIO DIPPER GREASE REMOVAL SYSTEM
11. 3-BAY S.S SINK w/DRAINBOARD RIGHT
12. S.S. WORKTOP PIZZA PREP REFRIGERATOR
13. SODA COOLERS
14. 24" COUNTER FOR PHONE ORDERS & COMPUTER

INTERIOR FINISHES

FLOORING : NEW 12x12 COMMERCIAL CERAMIC TILE THROUGHOUT

WALLS : EXTERIOR MASONRY WALLS TO BE FURRED OUT w/2 x 4 WOOD STUDS, BATT INSULATION AND 5/8" GYPSUM BOARD COVERING. ALL WALLS TO HAVE TILE COVERING. STAINLESS STEEL PANEL TO BE INSTALLED BEHIND EXHAUST HOOD.

CEILINGS : NEW 2' x 4' SUSPENDED ACOUSTIC TILE CEILING THROUGHOUT – KITCHEN AREA TO HAVE WASHABLE TILES.

NEW PARTITIONS – 2 x 4 WOOD STUDS @16" O.C. w/ 5/8" GYPSUM BOARD COVERING BOTH SIDES

TOTAL BUILDING AREA : 2,020 S.F.
DINING AREA : 618 S.F.
KITCHEN AREA : 854 S.F.

PROPOSED PIZZA RESTAURANT: 187 HAMPSHIRE STREET CAMBRIDGE, MA.	DATE: 4-6-11 DRAWN: MCM CHECKED: REVISED: 4-29-11
MCM DESIGN ARCHITECTURAL DESIGN & CONSULTANT RESIDENTIAL/COMMERCIAL PLANNING	
MCM PROJECT NO.	SHEET NO. A-1