

City of Cambridge, Massachusetts
Planning Board
City Hall Annex, 344 Broadway, Cambridge, MA 02139

a. SPECIAL PERMIT APPLICATION – COVER SHEET

To the Planning Board of the City of Cambridge:

The undersigned hereby petitions the Planning Board for one or more Special Permits in accordance with the requirements of the following Sections of the Zoning Ordinance:

Section 3.32.1, section 19.23, 10.45, 6.35.1, 20.200

Applicant:

Agnosis Development LLC, c/o David Aposhian

Address: 138 Pleasant Street, Cambridge, MA 02138

Telephone: 617-799-2822

Location of Premises: 168-174 HAMPSHIRE STREET aka Kentucky Fried Chicken

Zoning District: lot intersected by both BA and R-C1

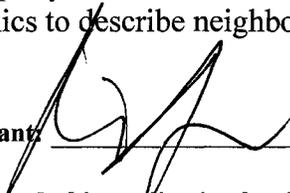
Submitted Materials: 11x17 floor plans/elevations of “by-right” project

11x17 floor plans/elevations of “requested relief” project

Survey of the property

Additional graphics to describe neighborhood and proposed project

Signature of Applicant

 *David Aposhian*, **AGNOSIS DEVELOPMENT LLC**

For the Planning Board, this application has been reviewed and is hereby certified complete by the Community Development Department:

Date

Signature of CDD Staff

OWNERSHIP CERTIFICATE – PLANNING BOARD SPECIAL PERMIT

This form is to be completed by the OWNER, signed, and returned to the Office of the Planning Board.

I hereby authorized: DAVID APOSHIAN
(Petitioner)

Address: 138 PLEASANT STREET, CAMBRIDGE

to apply for a special permit for: 168 HAMPSHIRE STREET, aka KFC
(type of development)

on premises located at: 168 HAMPSHIRE STREET

for which the record title stands in the name of: TP CONCEPTS PROPERTIES LLC

whose address is: 201 PARK AVE, WEST SPRINGFIELD MA, 01103

by a deed duly recorded in the: MIDDLESEX SOUTH County Registry of Deeds in Book 33454

Page 232 ; or Registry District of the Land Court, Certificate No.:

Book: Page:

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

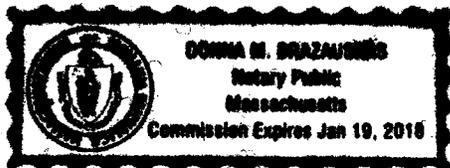
Commonwealth of Massachusetts, County of *Hampden*

The above named *Harold Cromwell* personally appeared before me,

This *27* of *Sept*, *2011* and made oath that the above statement is true.

Notary: *Donna M. Brazauskis*

My Commission expires:



b. SPECIAL PERMIT APPLICATION – SUMMARY OF APPLICATION

Project Name:	168 HAMPSHIRE STREET
Address of Site:	168 HAMPSHIRE STREET
Applicant:	
Planning Board Project Number:	(CDD)

Hearing Timeline (CDD)

Application Date:		
Planning Board 1 st Hearing Date:	_____	*
<i>(PUD Development Proposal, other special permit)</i>		
Planning Board Preliminary Determination:	_____	*
<i>(PUD Development Proposal)</i>		
Second Submission Date:	_____	*
<i>(PUD Final Development Plan)</i>		
Planning Board 2 nd Hearing Date:	_____	*
<i>(PUD Final Development Plan)</i>		
Final Planning Board Action Date:	_____	*
<i>(PUD Final Development Plan, other special permit)</i>		
Deadline for Filing Decision:	_____	*

**Subject to extension by mutual agreement of the Applicant and the Planning Board*

Requested Relief: (include other boards and commissions)

- FAR relief; front yard
- setback reliefs (2 yards);
- sideyard setback to zoning line boundry;
- Prospect Street overlay district
- Less than 50% full sized parking spaces (potentially)

Project Description *BZA FAR: SETBACK, AFFORDABLE HOUSING*

Brief Narrative: New residential building with 4 stories plus penthouse and semi below grade parking. Landscaped site.

Project Size:

- Total GFA: 23,101 sf
- Non-residential uses GFA: none
- Site Area (acres and SF): 10,100 sf
- # of Parking Spaces Total 16 spaces

Proposed Uses:

- # of Dwelling Units: 15 units
- Other Uses: none
- Open Space (% of the site and SF) 2887 sf which is appx 28.5%

Proposed Dimensions:

- Height: 54.5 feet
- FAR: 2.28