



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 DEC 10 AM 11:54

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 1143807

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: Halite, LLC C/O NCP Management Co.

PETITIONER'S ADDRESS: 1188 Centre Street, Newton, MA 02459

LOCATION OF PROPERTY: 216 Banks St., Cambridge, MA

TYPE OF OCCUPANCY: Multifamily dwelling **ZONING DISTRICT:** Residence C-1 Zone

REASON FOR PETITION:

/Dormer/

DESCRIPTION OF PETITIONER'S PROPOSAL:

The owner is seeking to renovate and update the pre-existing non-conforming multifamily dwelling located at 216-218 Banks Street. Due to the existing lot size and building footprint, which is not being changed, the project cannot conform to Zoning Ordinance requirement of a maximum floor area ratio. Additionally, there are proposed changes to windows and exterior doors located in the yard setback areas.

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
- Article: 8.000 Section: 8.22.2.c (Non-Conforming Structure).
- Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):

(Petitioner (s) / Owner)

NATHAN WONG

(Print Name)

Address: PO Box 590179, Newton, MA 02459
 Tel. No. 617-244-2800
 E-Mail Address: kquinn@ncpmgmt.com

Date: 12/09/2024

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 Halite, LLC c/o NCP Management Co. (OWNER)

Address: 1188 Centre Street, Newton, MA 02459

State that I/We own the property located at 216-218 Banks Street, Cambridge, MA 02138, which is the subject of this zoning application.

The record title of this property is in the name of Halite, LLC c/o NCP Management Co.


*Pursuant to a deed of duly recorded in the date 08/26/2013, Middlesex South County Registry of Deeds at Book 62524, Page 341; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.


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

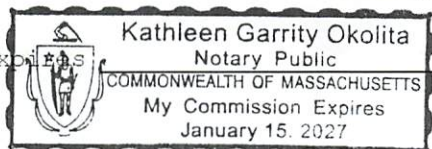
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Nathan Wang personally appeared before me, this 3rd of November, 2024, and made oath that the above statement is true.

 Notary

My commission expires _____ (Notary Seal).



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

NOTARY PUBLIC STATE OF MASSACHUSETTS

I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original as shown to me by the person presenting the same for recording.

Given under my hand and seal of office at the City of Boston, this _____ day of _____, 2023.

Notary Public, State of Massachusetts

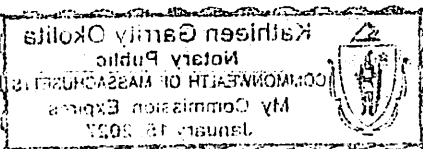
My Commission Expires _____

My Office is located at _____

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Handwritten signature

Handwritten signature



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 216 Banks 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:

Since this building already has an existing non-conforming condition, this project aims to match the existing F.A.R. Although this project proposes to add dormers to the third floor unit, increasing the unit's area, the overall building area did not change because the existing awnings on the first floor were removed, and new HVAC chases on the first and second floors were added.

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:

The current occupancy of the building will not change as a result of this relief; the number of dwelling units will remain 8 units. There will therefore be no change in traffic generated by the buildings' residents. The existing building has five access points, which will be reduced to one main access point to reduce confusion over accessing all the units in the building. Additionally, eight long term bicycle parking spaces are being added, as required by Zoning Ordinance Section 6.107.2.

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 proposed alterations and additions have been aesthetically designed to improve the characteristics of the existing structure, while maintaining the existing building footprint, the majority of the window openings, and the aesthetics of the building. The added dormers adhere to all the Cambridge Dormer Design Guidelines, except for the recommended length, and are intended to blend in with the existing style of the neighborhood. All the window and exterior door changes follow the existing design language and proportions of the house and neighboring houses.

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:

The proposed alterations will be constructed in accordance with the Massachusetts Architectural Access Board Rules & Regulations and will not cause nuisance or hazard. The existing building has a disorienting layout including four separate stairwells and a basement unit with ceiling heights of 6'-7". Future occupants will benefit from modernized dwelling units that have more intuitive updated layouts. Additionally the basement unit will be updated to have code compliant ceiling heights.

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:

Section 8.22.2.c of the Zoning Ordinance allows for the issuance of a Special Permit for the proposed work when, as in this case, there will not be any detrimental impact to the neighborhood. There will be no change that would derogate from the intent or purpose of the ordinance.

BZA Application Form**DIMENSIONAL INFORMATION**

Applicant: Halite, LLC
Location: 216 Banks St., Cambridge, MA
Phone: 617-244-2800

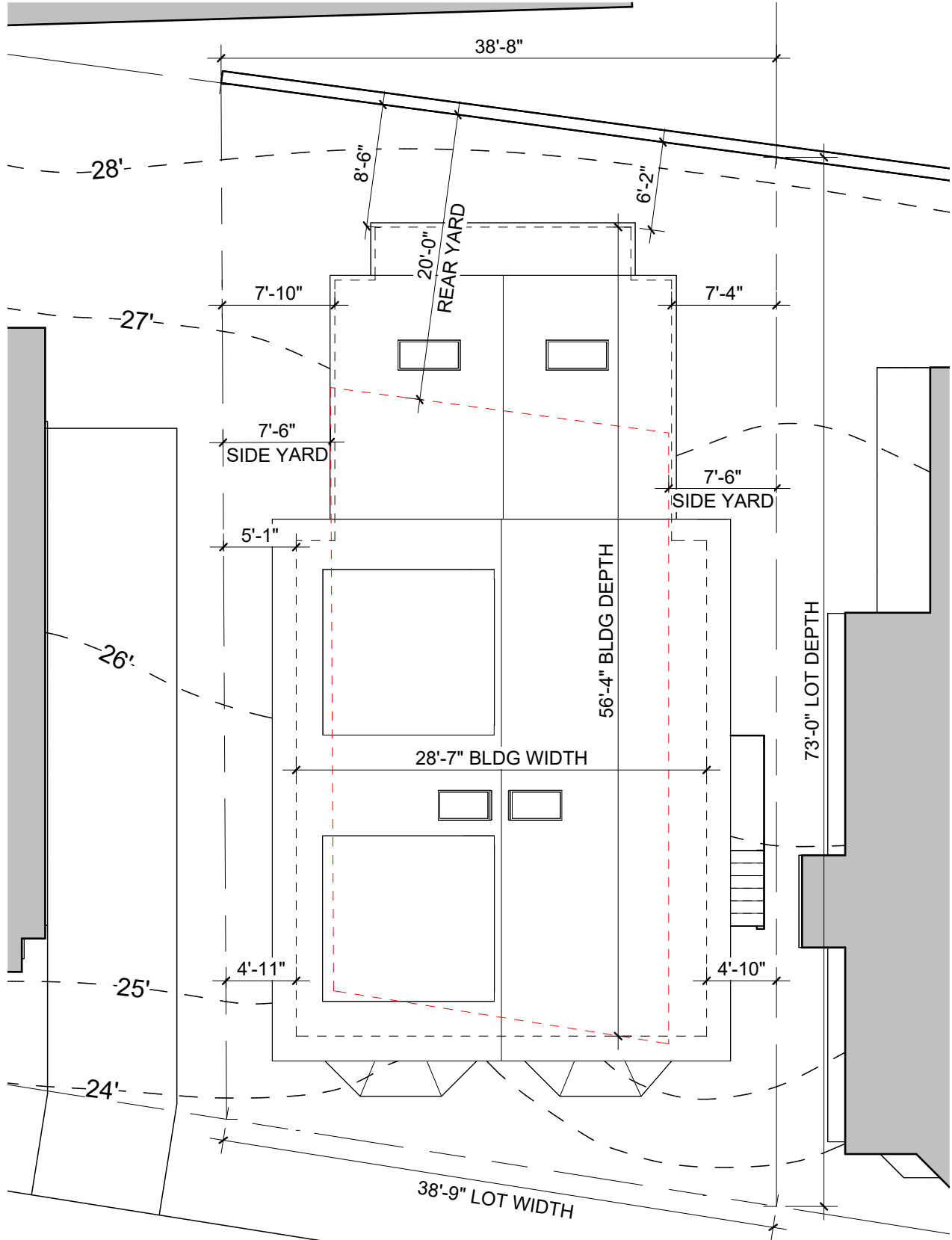
Present Use/Occupancy: Multifamily dwelling
Zone: Residence C-1 Zone
Requested Use/Occupancy: Multifamily dwelling

		Existing Conditions	Requested Conditions	Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		3536	3536	0.75 x 2790 = 2093	(max.)
LOT AREA:		2790	2790	5000 (minimum)	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		1.27	1.27	0.75 (maximum)	
LOT AREA OF EACH DWELLING UNIT		348	348	1500 (minimum)	
SIZE OF LOT:	WIDTH	38.75	38.75	50 (minimum)	
	DEPTH	73	73	100 (minimum)	
SETBACKS IN FEET:	FRONT	6.5	6.5	10 (minimum)	
	REAR	6.17	6.17	20 (minimum)	
	LEFT SIDE	4.92	4.92	7.5 (minimum)	
	RIGHT SIDE	4.84	4.84	7.5 (minimum)	
SIZE OF BUILDING:	HEIGHT	34	34	35 (maximum)	
	WIDTH	56.33	56.33	N/A	
	LENGTH	28.59	28.59	N/A	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		0	0	.30 (minimum)	
NO. OF DWELLING UNITS:		8	8	11 (maximum)	
NO. OF PARKING SPACES:		0	0	0	
NO. OF LOADING AREAS:		0	0	0	
DISTANCE TO NEAREST BLDG. ON SAME LOT		N/A	N/A	N/A	

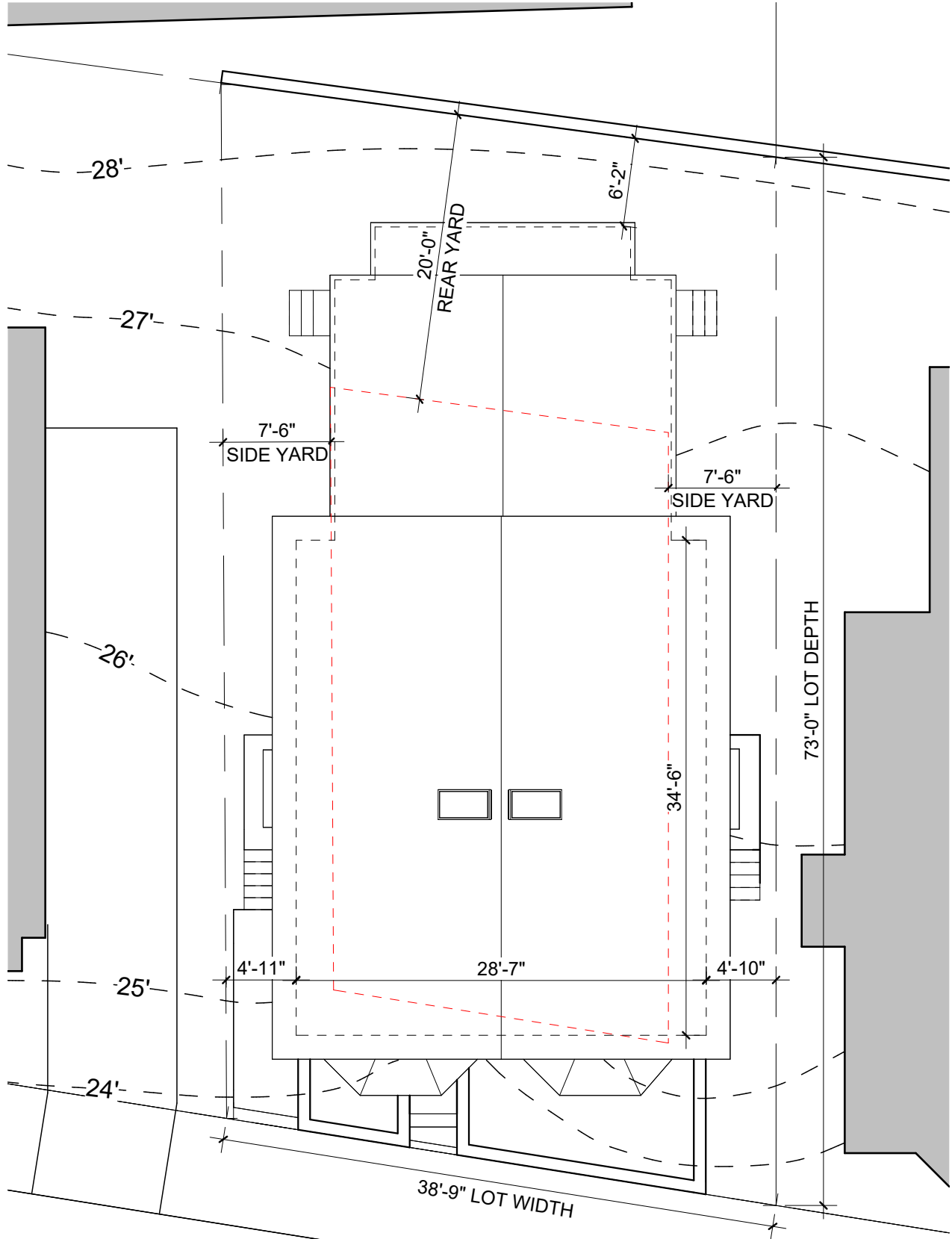
Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel; etc.:

N/A

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'.



1 SITE PLAN - PROPOSED
1" = 10'-0"

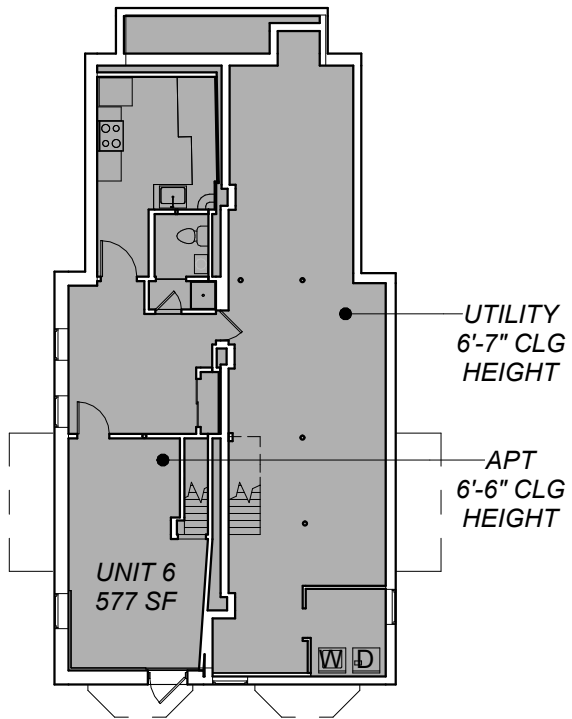


2 SITE PLAN - EXISTING
1" = 10'-0"

**ANALOGUE
STUDIO**

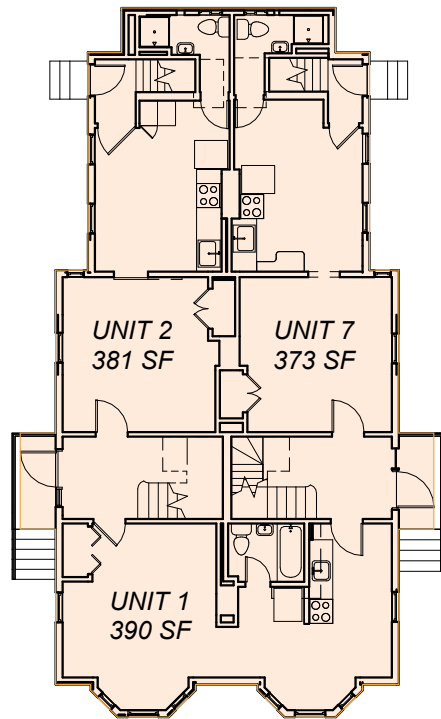
Analogue Studio, LLC
140 River Street
Cambridge, MA 02139
T F 617.440.7568
analoguestudio.com

PROJECT TITLE: UNIT RENOVATIONS 216-218 BANKS STREET	SKETCH TITLE: SITE PLAN - EXISTING & PROPOSED	SKA #: 1.0
	SCALE: 1" = 10'-0"	
DATE: 2024-11-18		
DRAWN BY: MNW		

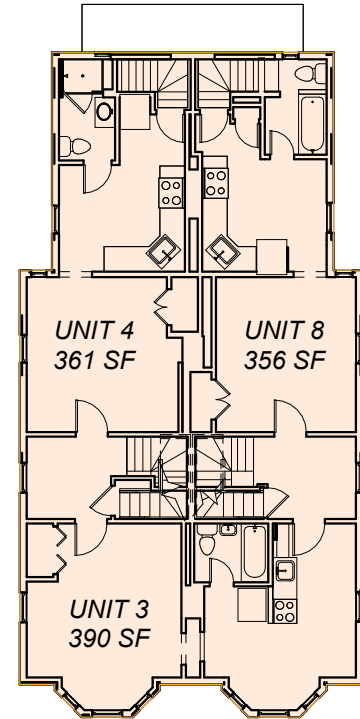


00 LOWER LEVEL FLOOR - EXISTING GROSS AREA: 0 SF

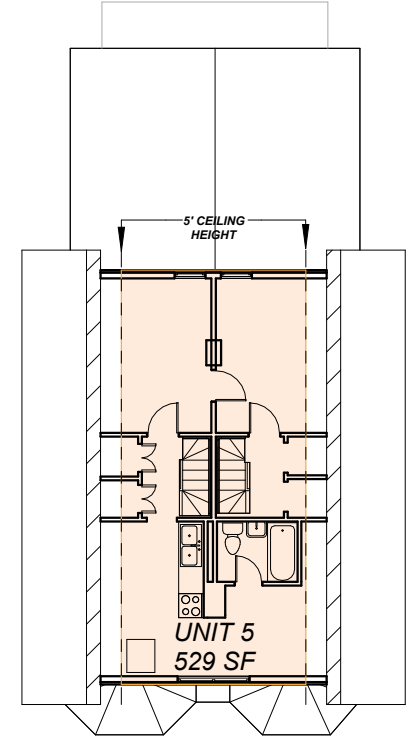
CAMBRIDGE BUILDING ORDINANCE SECTION 5.25.2C1



01 FIRST FLOOR - EXISTING GROSS AREA: 1,560 SF



02 SECOND FLOOR - EXISTING GROSS AREA: 1,447 SF

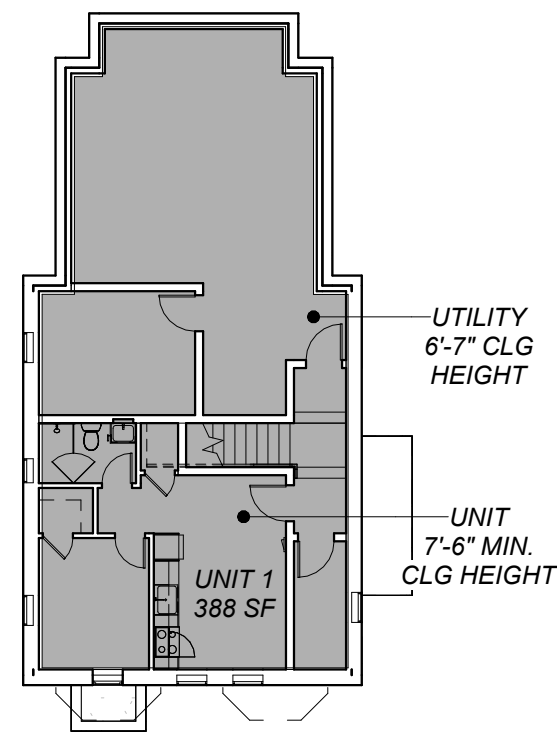


03 THIRD FLOOR - EXISTING GROSS AREA: 529 SF

FLOOR WITH MIN. 5' CEILING HEIGHT

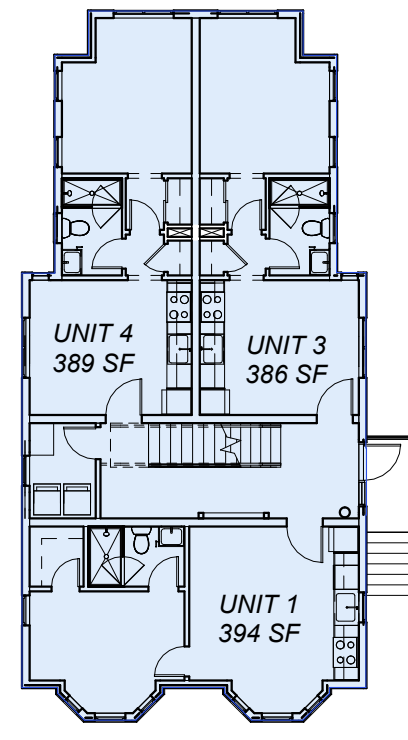
EXISTING GROSS AREA

TOTAL LOT AREA:	2,790 SF
BUILDING GROSS AREAS:	
00 BASEMENT FLOOR:	0 SF
01 FIRST FLOOR:	1,560 SF
02 SECOND FLOOR:	1,447 SF
03 THIRD FLOOR:	529 SF
TOTAL:	3,536 SF
EXISTING F.A.R.:	1.27
C-1 ZONE MAX F.A.R.:	0.75

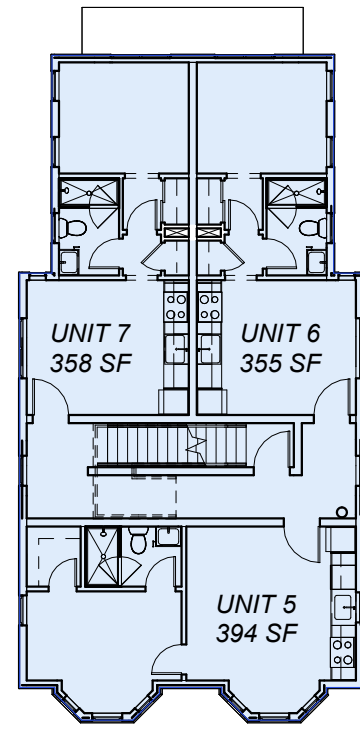


00 LOWER LEVEL FLOOR - PROPOSED GROSS AREA: 0 SF

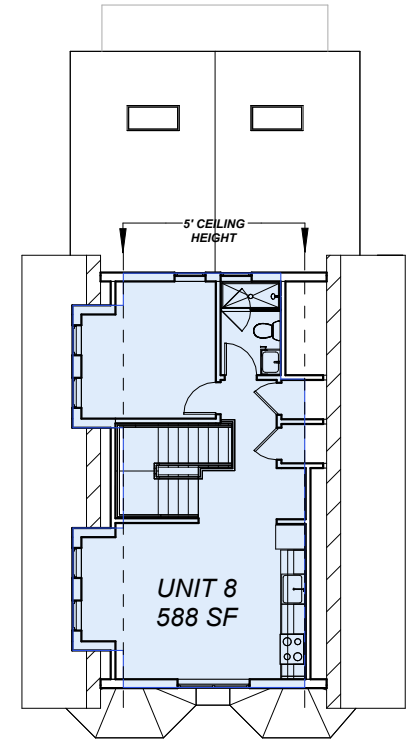
CAMBRIDGE BUILDING ORDINANCE SECTION 5.25.2C1



01 FIRST FLOOR - PROPOSED GROSS AREA: 1,508 SF



02 SECOND FLOOR - PROPOSED GROSS AREA: 1,440 SF



03 THIRD FLOOR - PROPOSED GROSS AREA: 588 SF

FLOOR WITH MIN. 5' CEILING HEIGHT

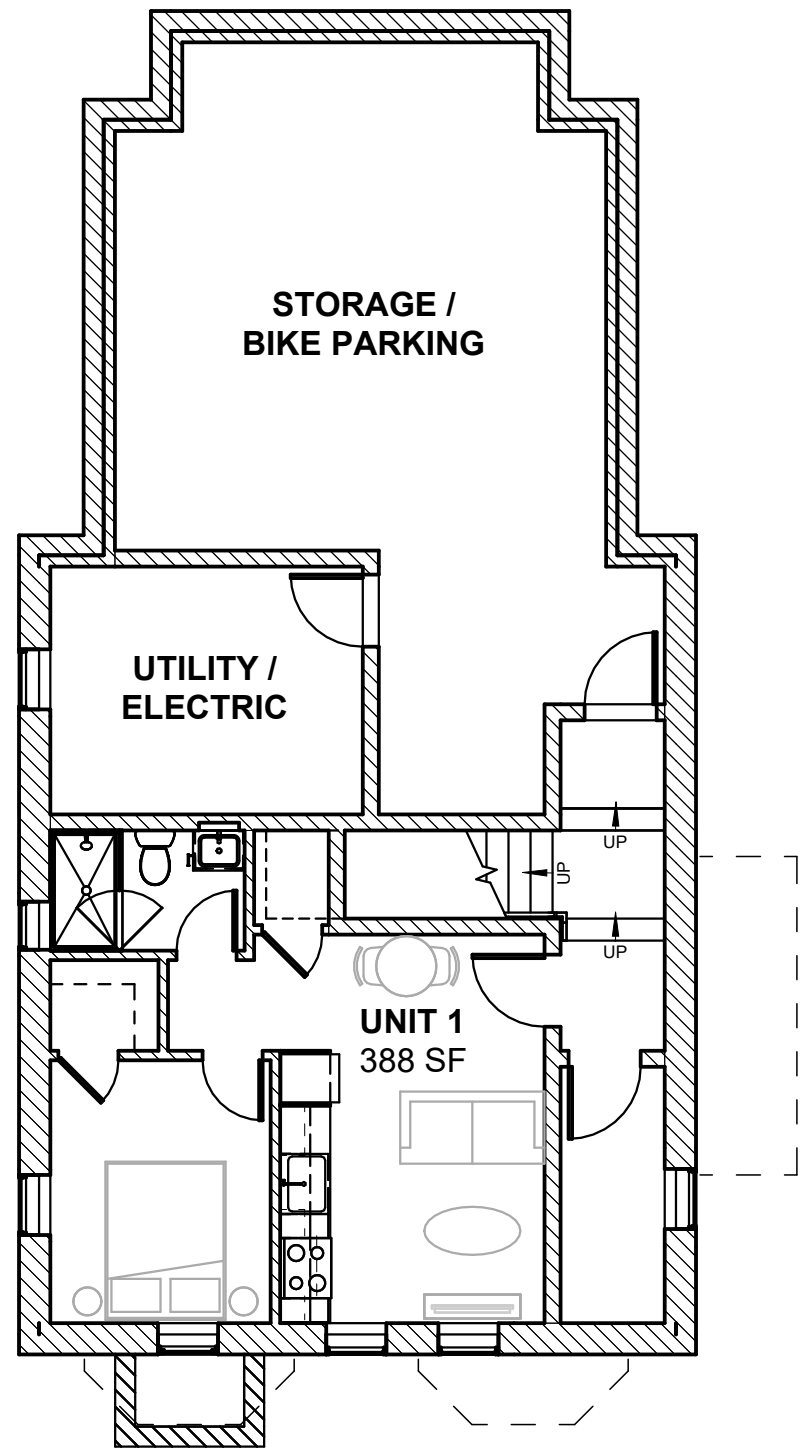
PROPOSED GROSS AREA

TOTAL LOT AREA:	2,790 SF
BUILDING GROSS AREAS:	
00 BASEMENT FLOOR:	0 SF
01 FIRST FLOOR:	1,508 SF
02 SECOND FLOOR:	1,440 SF
03 THIRD FLOOR:	588 SF
TOTAL:	3,536 SF
PROPOSED F.A.R.:	1.27
EXISTING F.A.R.:	1.27
C-1 ZONE MAX F.A.R.:	0.75

**ANALOGUE
STUDIO**

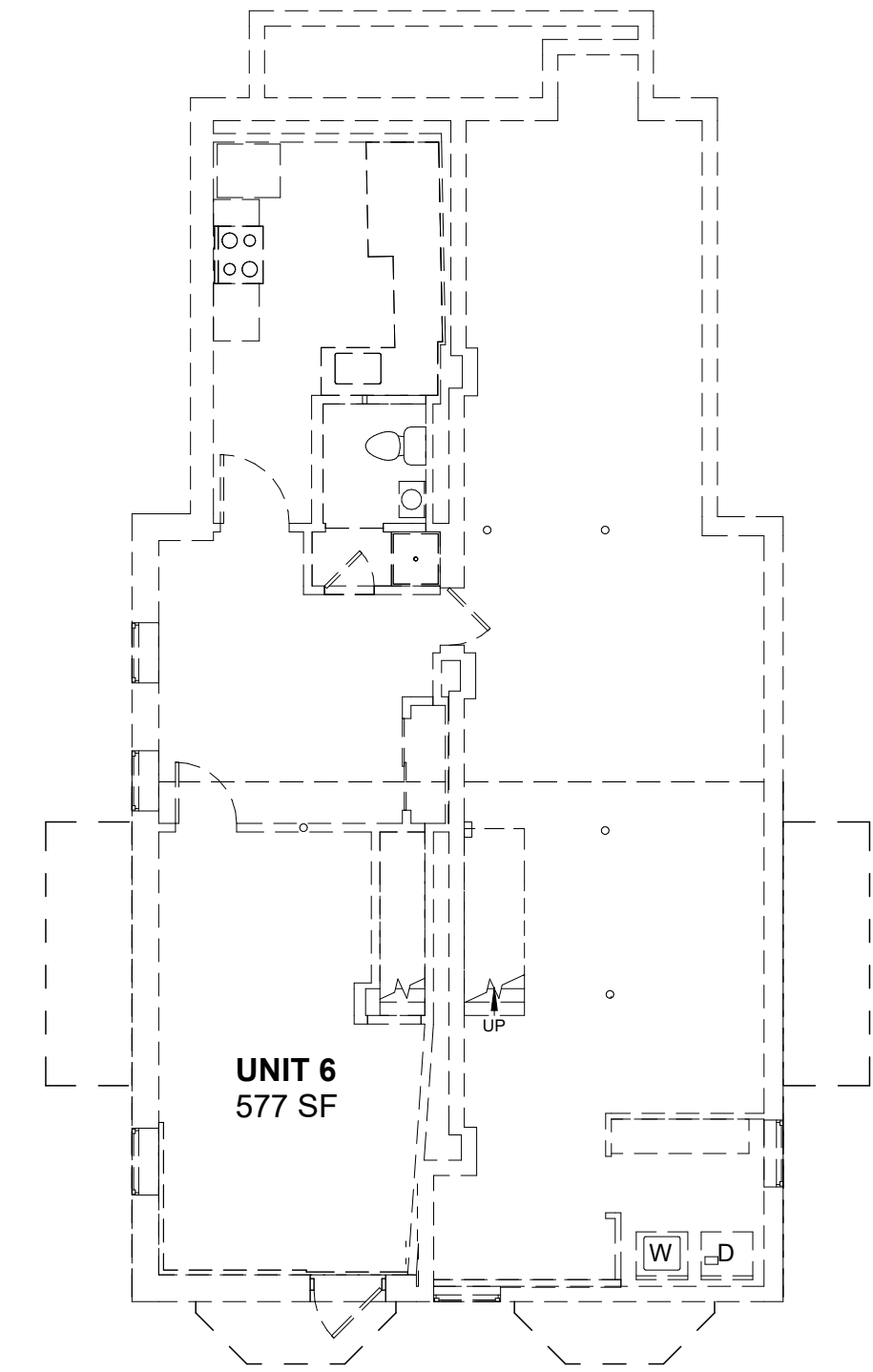
Analogue Studio, LLC
140 River Street
Cambridge, MA 02139
T F 617.440.7568
analoguestudio.com

PROJECT TITLE: UNIT RENOVATIONS 216-218 BANKS STREET	SKETCH TITLE: GROSS FLOOR AREA PLANS	SKA #: 1.1
	SCALE: 1/16" = 1'-0"	
DATE: 2024-11-18		
DRAWN BY: MNW		



① LOWER LEVEL - PROPOSED PLAN
1/8" = 1'-0"

PROPERTY LINE



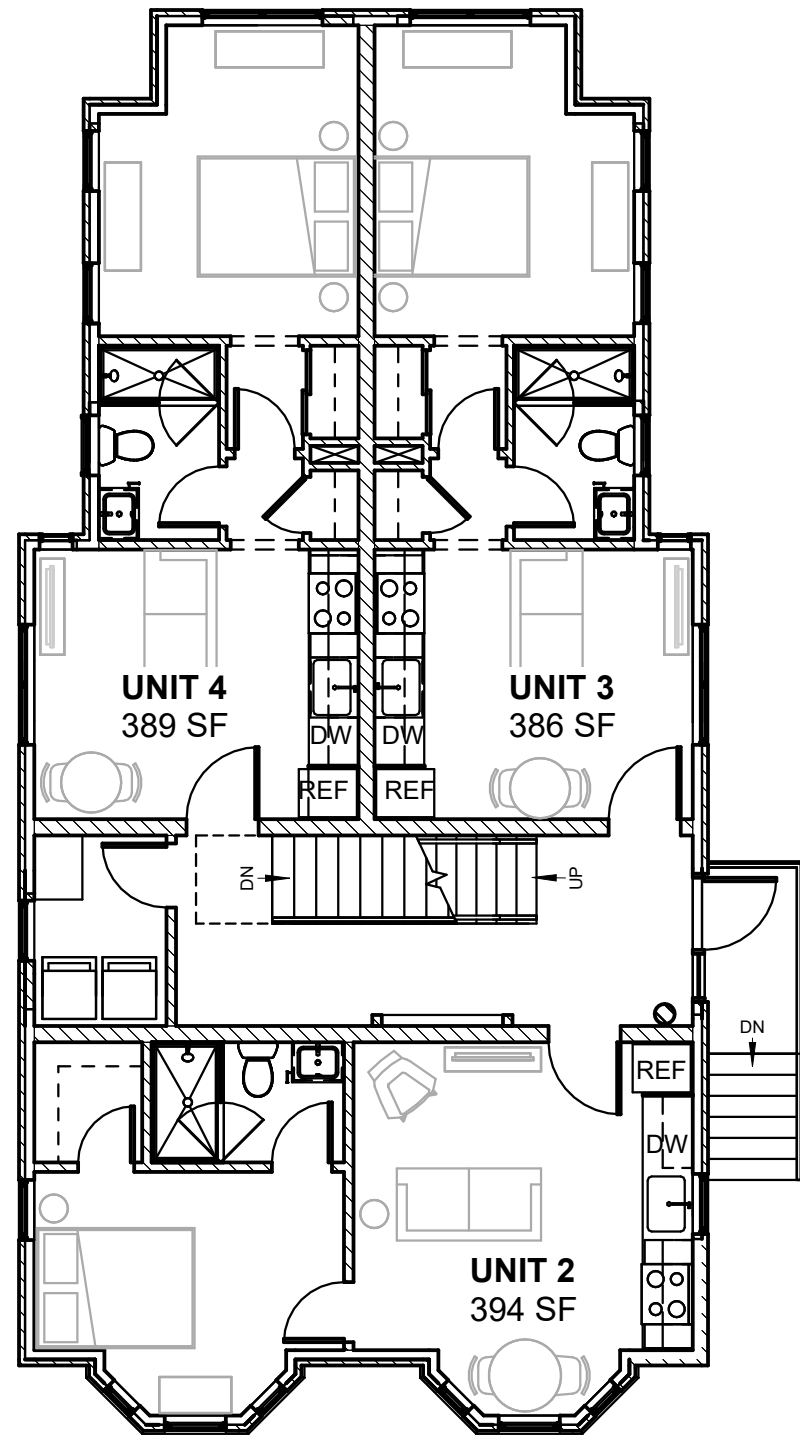
② LOWER LEVEL - DEMOLITION PLAN
1/8" = 1'-0"

PROPERTY LINE

**ANALOGUE
STUDIO**

Analogue Studio, LLC
140 River Street
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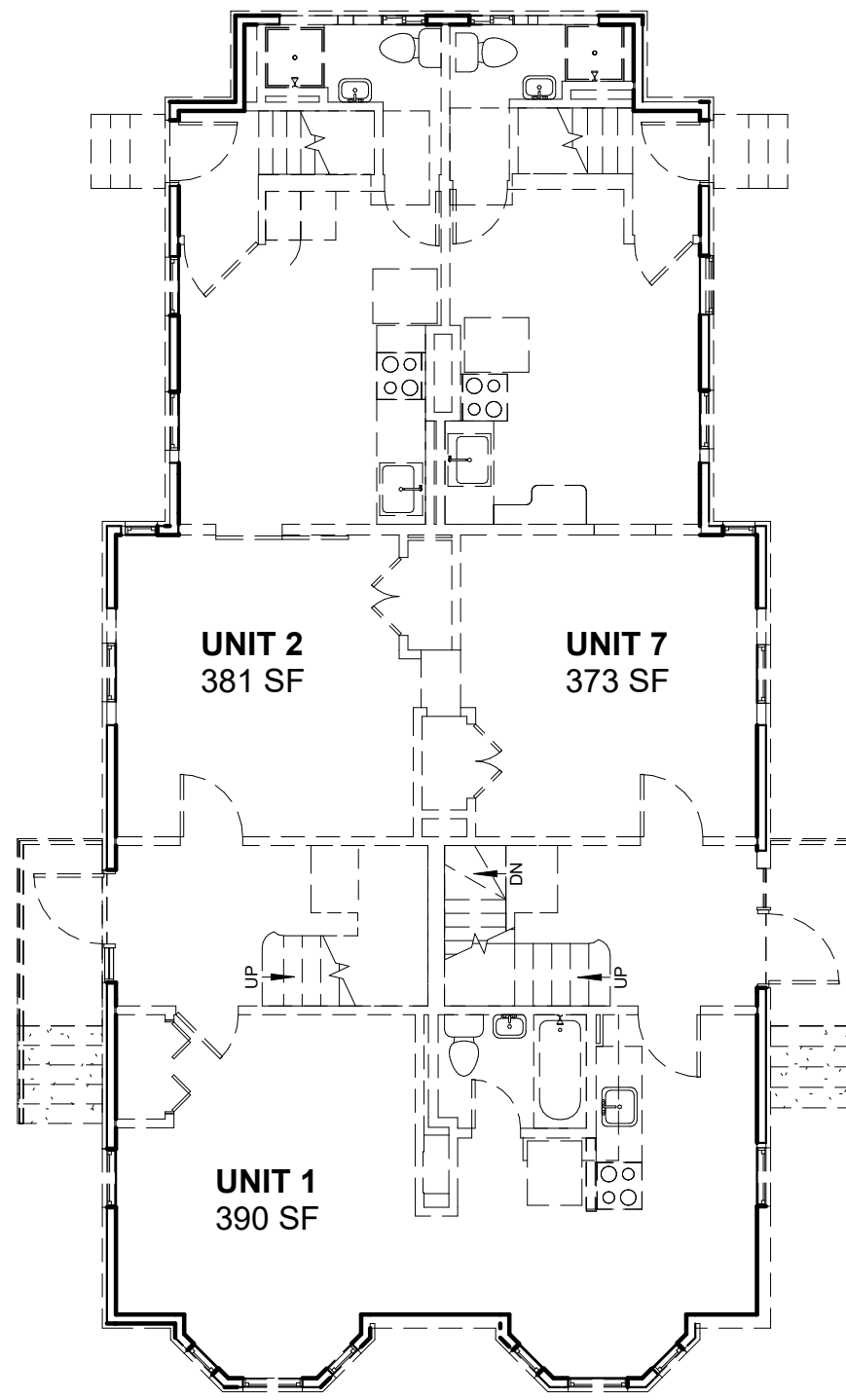
PROJECT TITLE: UNIT RENOVATIONS 216-218 BANKS STREET	SKETCH TITLE: LOWER LEVEL PLANS	SKA #: 1.2
	SCALE: 1/8" = 1'-0"	
	DATE: 2024-11-18	
	DRAWN BY: MNW	



**FIRST FLOOR -
PROPOSED PLAN**

1

1/8" = 1'-0"



**FIRST FLOOR -
DEMOLITION PLAN**

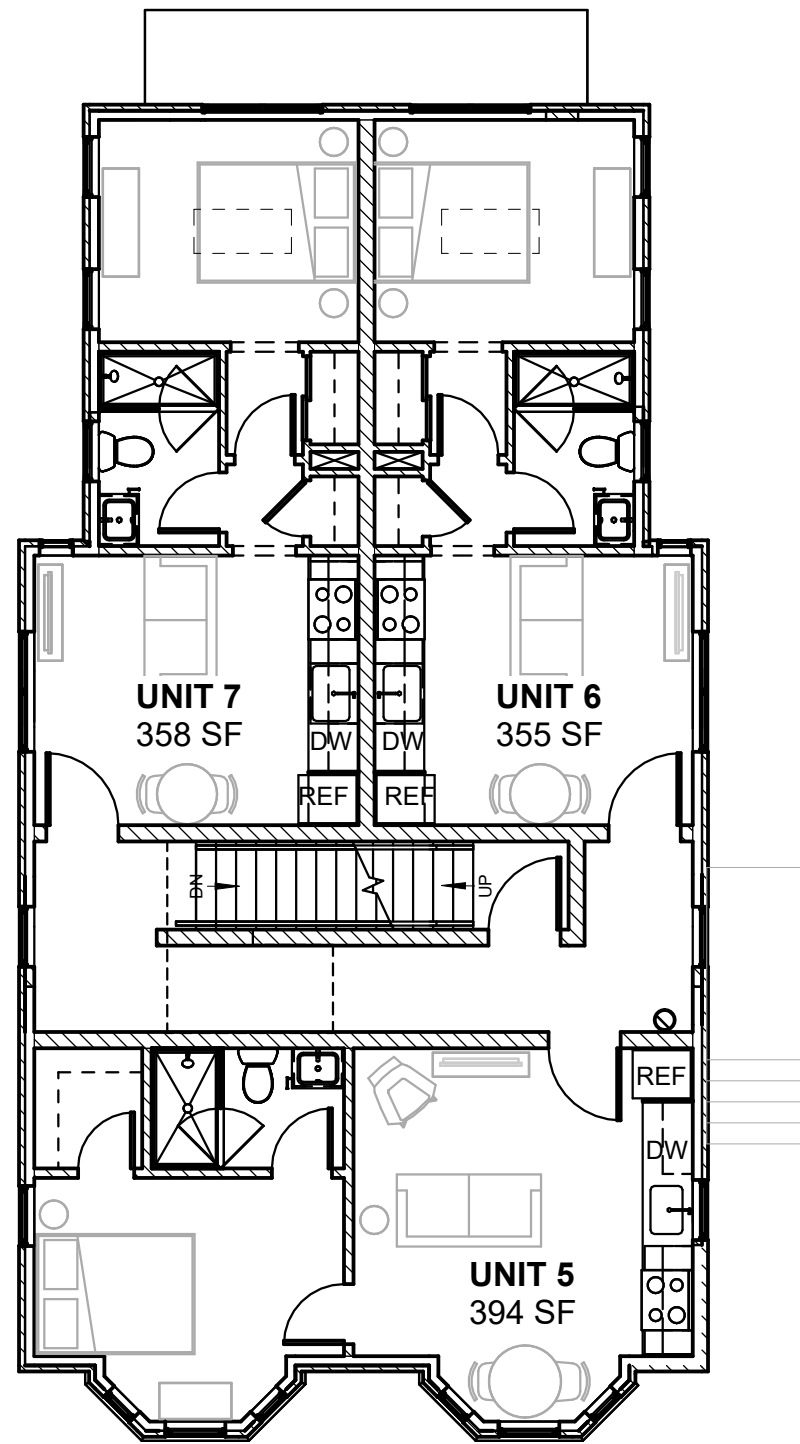
2

1/8" = 1'-0"

**ANALOGUE
STUDIO**

Analogue Studio, LLC
140 River Street
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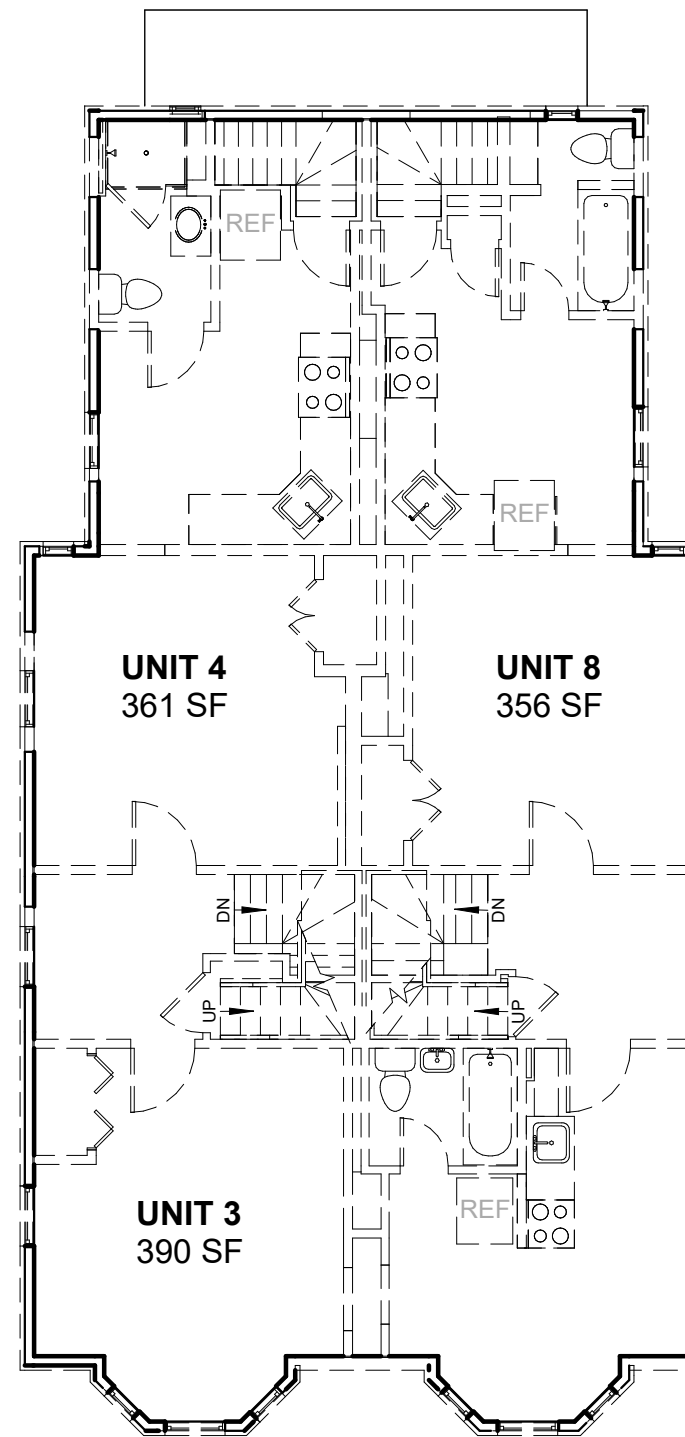
PROJECT TITLE: UNIT RENOVATIONS 216-218 BANKS STREET	SKETCH TITLE: FIRST FLOOR PLANS	SKA #: 1.3
	SCALE: 1/8" = 1'-0"	
	DATE: 2024-11-18	
DRAWN BY: MNW		



**SECOND FLOOR -
PROPOSED PLAN**

1

1/8" = 1'-0"



**SECOND FLOOR -
DEMOLITION PLAN**

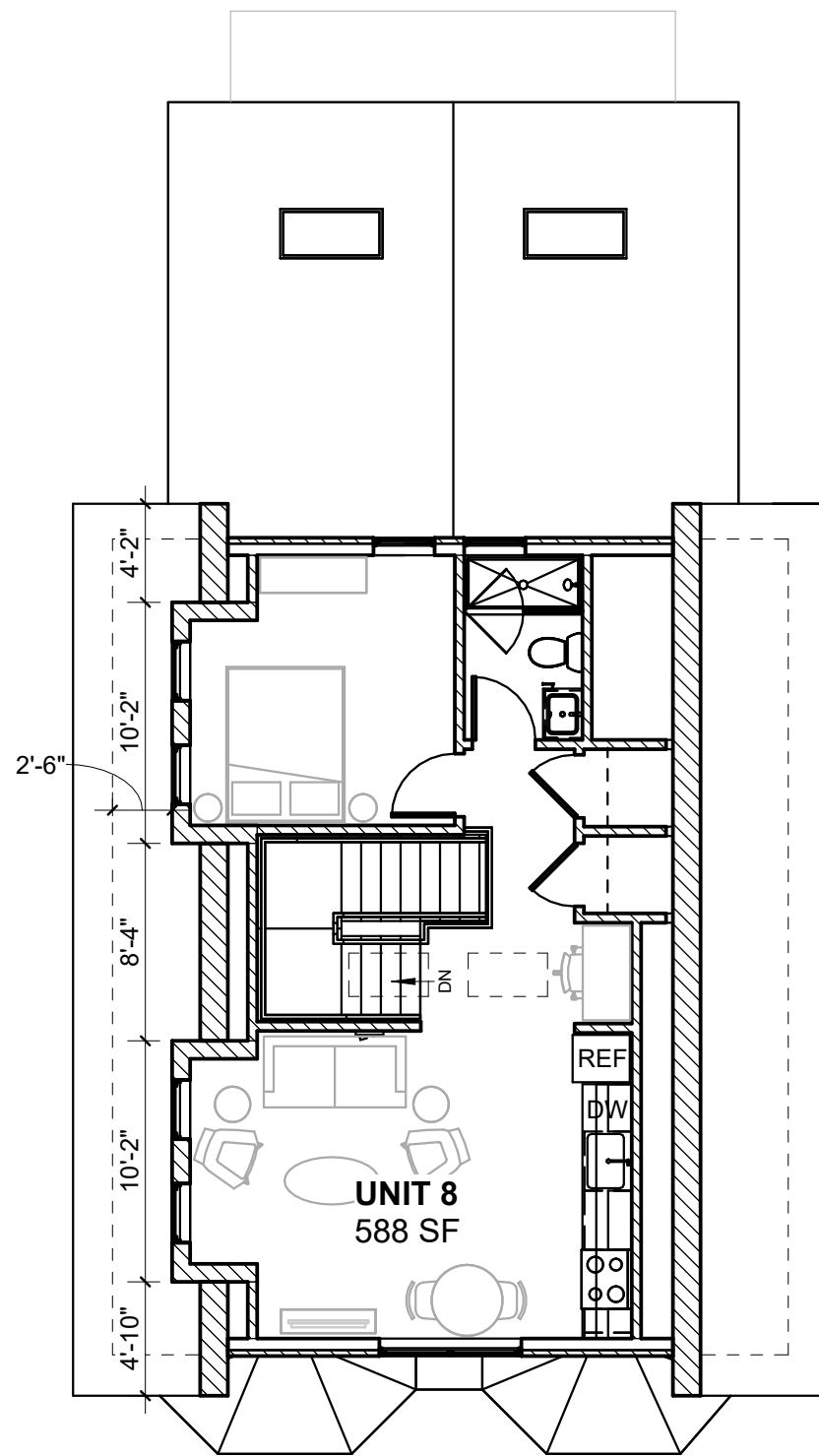
2

1/8" = 1'-0"

**ANALOGUE
STUDIO**

Analogue Studio, LLC
140 River Street
Cambridge, MA 02139
T F 617.440.7568
analoguestudio.com

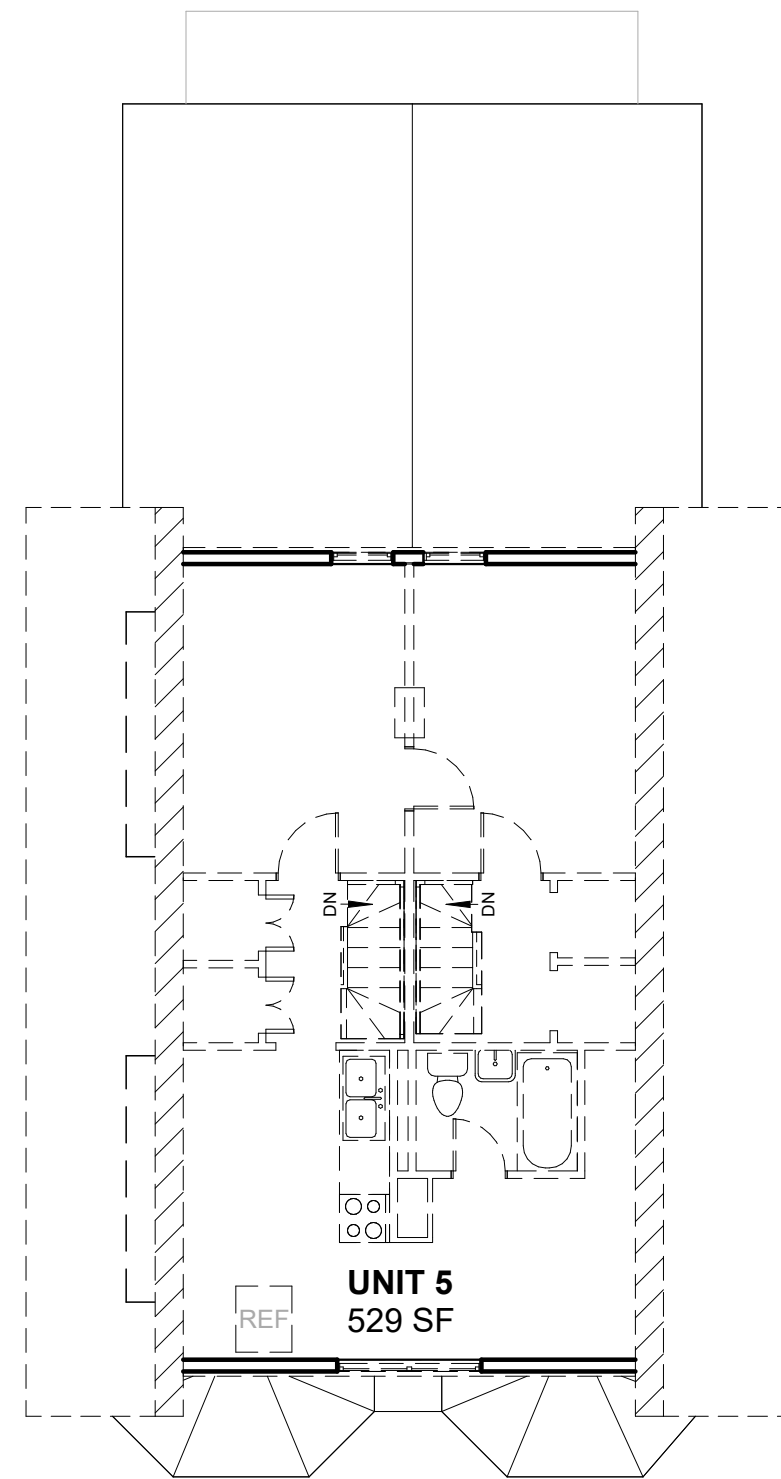
PROJECT TITLE: UNIT RENOVATIONS 216-218 BANKS STREET	SKETCH TITLE: SECOND FLOOR PLANS	SKA #: 1.4
	SCALE: 1/8" = 1'-0"	
	DATE: 2024-11-18	
	DRAWN BY: MNW	



THIRD FLOOR -
PROPOSED PLAN

1

1/8" = 1'-0"



THIRD FLOOR -
DEMOLITION PLAN

2

1/8" = 1'-0"

**ANALOGUE
STUDIO**

Analogue Studio, LLC
140 River Street
Cambridge, MA 02139
T F 617.440.7568
analoguestudio.com

PROJECT TITLE:
UNIT RENOVATIONS
216-218 BANKS STREET

SKETCH TITLE:
THIRD FLOOR PLANS

SCALE: 1/8" = 1'-0"

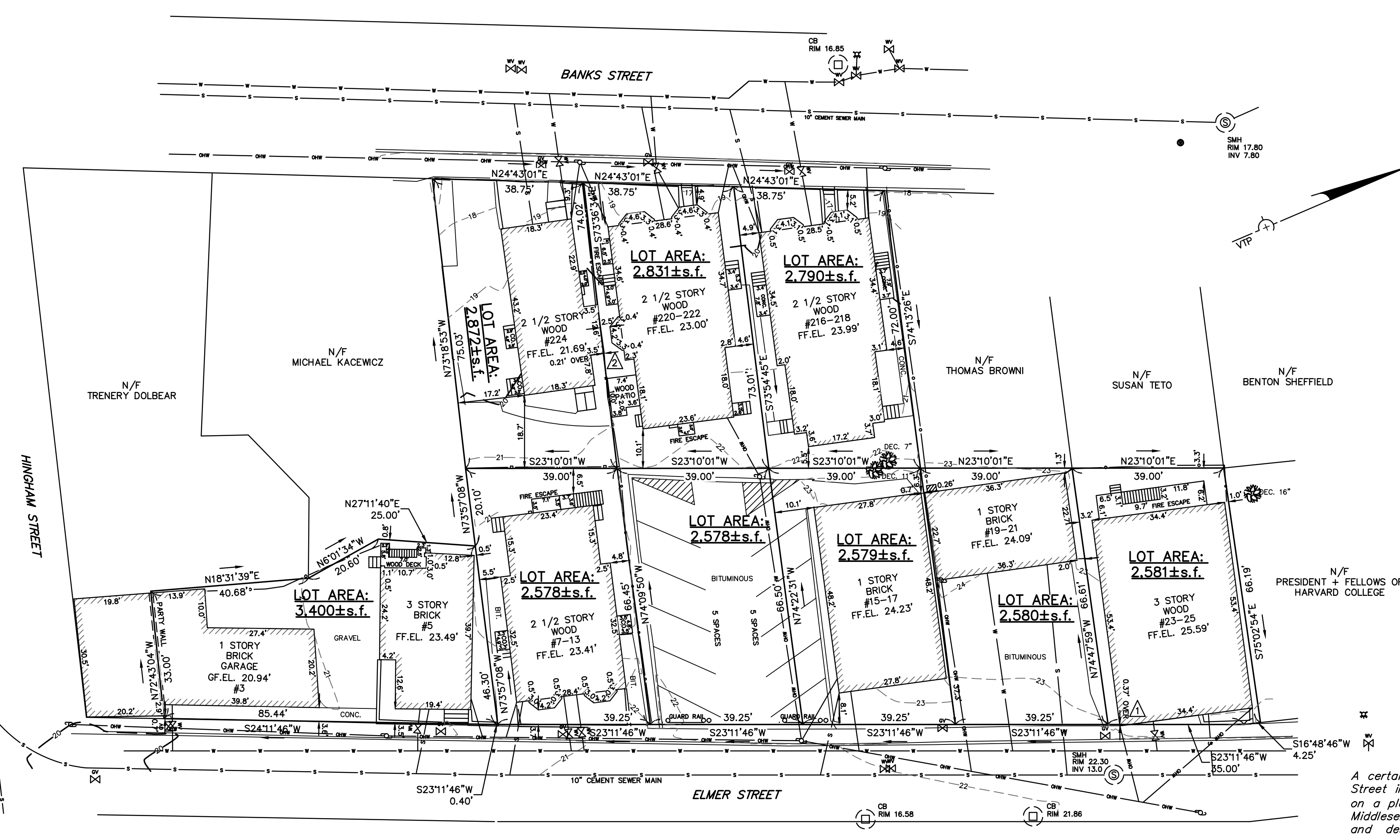
DATE: 2024-11-18

DRAWN BY: MNW

SKA #:

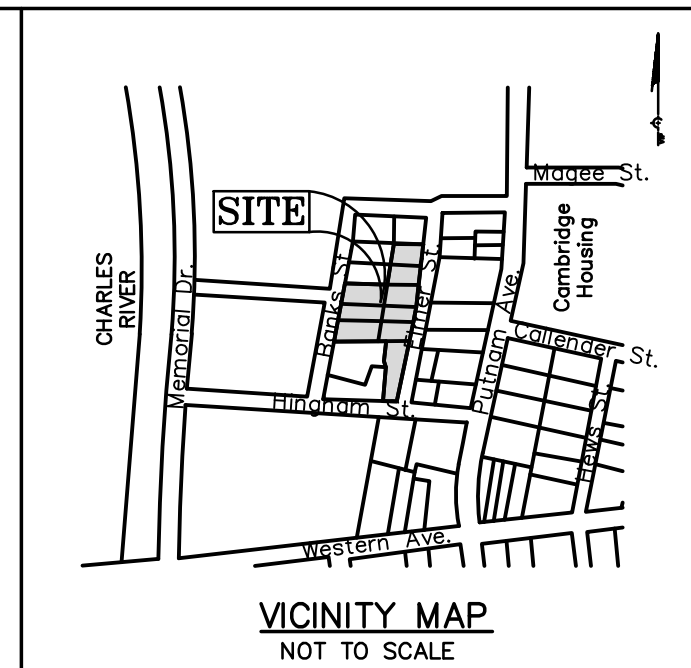
1.5

231343-ALTA-04m (2/2013)



LEGEND:

BUILDING		ELECTRIC MANHOLE	
PROPERTY LINE W/ BEARING DISTANCE		TELECOMMUNICATION MANHOLE	
CHAINLINK FENCE		DRAIN MANHOLE	
SEWER LINE		SEWER MANHOLE	
DRAIN LINE		CATCH BASIN	
WATER LINE		UTILITY POLE	
GAS LINE		LIGHT POLE	
ELECTRIC LINE		DECIDUOUS TREE	
TELECOMMUNICATION LINE		HYDRANT	
GAS VALVE		ELECTRIC HANDHOLE	
WATER VALVE			



RESERVED FOR REGISTRY USE

ZONING REQUIREMENTS:

ZONE: RES. C-1

MAX. FLOOR AREA RATIO	0.75
MIN. LOT SIZE	5,000sq. ft.
MIN. LOT AREA FOR EACH D.U.	1,500sq. ft.
MIN. LOT WIDTH	50ft.
MIN. LOT FRONTAGE	200ft.
MIN. FRONT YARD	H+L/4
MIN. SIDE YARD	H+L/5
MIN. REAR YARD	H+L/4
MAX. BUILDING HEIGHT	35ft.
OPEN SPACE	30%

DEED REFERENCE:

BOOK 52024 PAGE 348
 BOOK 52024 PAGE 353
 BOOK 52024 PAGE 360
 BOOK 52024 PAGE 357
 BOOK 52024 PAGE 370
 BOOK 52024 PAGE 373
 BOOK 52024 PAGE 376

PLAN REFERENCE:

BOOK 24 PLAN 15
 BOOK 8178 PLAN 383
 SECTION PLAN 23

PARKING STALLS:

TOTAL PARKING SPACES: 10

UTILITY NOTE:

UNDERGROUND LOCATIONS AS SHOWN HEREON ARE TAKEN FROM AVAILABLE RECORD INFORMATION AND ARE APPROXIMATE ONLY. BEFORE PLANNING ANY CONSTRUCTION THE VARIOUS UTILITY COMPANY ENGINEERING DEPARTMENTS SHOULD BE CONSULTED.

FLOOD ZONE:

LOCUS IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED FROM F.E.M.A. FLOOD INSURANCE FLOOD RATE MAP COMMUNITY PANEL NO.25017C 0576E DATE: JUNE 4, 2010.

GENERAL NOTE:

- NO EVIDENCE OF CEMETERIES.

STATEMENT OF ENCROACHMENTS

- ▲ BUILDING CORNER AT #23-#25 ELMER STREET; AND
- ▲ BUILDING CORNER AT #224 BANKS STREET.

LEGAL DESCRIPTION:

PARCEL 1
7-19 ELMER STREET

A certain parcel of land with the buildings thereon, situated in Cambridge, Middlesex County, Massachusetts, and comprising part of Lot 17 on a plan entitled, "Cambridge Plan of Land of Charles Porter," dated May 7, 1983, and recorded with the Middlesex South District Registry of Deeds in Plan Book 24, Plan 15, bounded and described as follows:

Beginning at a point on the Westerly line of Elmer Street, at its intersection with a straight line, which passes through the partition wall and the middle points, front and rear, of the dwelling house situated on the said Lot 17, which point of beginning is distant

Northerly 164.79 feet from Sands Street (now Hingham Street); thence running

Westerly by said straight line through the middle of said double dwelling house, on land now or late of the Cambridge Savings Bank, 65.85 feet, to land now or formerly of the Heirs of George C. Fogg; Thence turning and running

Southerly on said land now or formerly of the Heirs of George C. Fogg, 19.2 feet to land now or formerly of Otterson; thence turning and running

Easterly on said land now or formerly of Otterson, 66.02 feet to said Elmer Street; thence turning and running

Northerly on the Westerly line of said Elmer Street, 19.5 feet to the point of beginning.

Said Lot 17 contains 1,266 square feet and is now numbered 11 Elmer Street.

PARCEL 2

A certain parcel of land with the buildings thereon, situated in said Cambridge, and being the Northerly part of Lot 71 on Section Plan No. 23 in the Office of City Engineer of Cambridge, bounded and described as follows:

Northerly by Lot 72, 65 feet;

Easterly by Elmer Street about 19.50 feet;

Southerly by the Southerly part of Lot 71, 65.85 feet;

Westerly by Lot 66, about 20 feet.

Said Lot 71 contains 1,235 square feet, the building on said land numbered 13 Elmer Street and being one half of a dwelling house.

The above premises are further described as follows: No. 13 Elmer Street a parcel of land with the buildings thereon being Lot 65 on Block Plan No. 130 dated November 1934 in the office of the Assessors of the City of Cambridge, and containing 1,275 square feet or however otherwise said premises may be bounded, measured or described, and be any or all said measurements or contents more or less.

PARCEL 3

A certain parcel of land with the buildings thereon, situated in Cambridge, Middlesex County, Massachusetts, being now numbered 7-9 Elmer Street, and being shown as Lot 18 on a plan entitled, "Cambridge Plan of Land of Charles Porter," dated May 7, 1983, and recorded with the Middlesex South District Registry of Deeds in Plan Book 24, Plan 15, bounded and described as follows:

Southeasterly by said Elmer Street, thirty-nine (39) feet, three (3) inches;

Southwesterly by land now or formerly of Fessard, sixty-five (65) feet,

Northwesterly by Lot 19 on said plan, thirty-nine (39) feet; and

Northeasterly by Lot 17 on said plan, sixty-five (65) feet, more or less.

Said Lot 18 contains 2,550 square feet of land, more or less.

PARCEL 1
15-17 AND 19-21 ELMER STREET

The land in Cambridge, Middlesex County, Massachusetts, and with the buildings thereon, and being Lot 16 on a plan entitled, "Cambridge Plan of Land of Charles Porter," dated May 7, 1983, and recorded with the Middlesex South District Registry of Deeds in Plan Book 24, Plan 15, bounded and described as follows:

Easterly by Elmer Street, thirty-nine feet three inches;

Southerly by Lot 17 on said plan, sixty-five feet;

Westerly by Lot 21 on said plan, thirty-nine feet;

Northerly by Lot 15 on said plan, sixty-five feet.

The building formerly on said premise was numbered 15-17 Elmer Street

PARCEL 2

The land in Cambridge, Middlesex County, Massachusetts, and with the buildings thereon, and being Lot 16 on a plan entitled, "Cambridge Plan of Land of Charles Porter," dated May 7, 1983, and recorded with the Middlesex South District Registry of Deeds in Plan Book 24, Plan 15, bounded and described as follows:

Northerly by Lot 14 on said plan, sixty-five feet;

Easterly by Elmer Street, thirty-nine feet three inches;

Southerly by Lot 16 on said plan, sixty-five feet;

Westerly by Lot 22 on said plan, thirty-nine feet.

Said Lot 15 contains 2,550 square feet of land, be said measurements more or less. The building on said premises was numbered 19-21 Elmer Street.

216-218 BANKS STREET

A certain parcel of land with the buildings thereon situated in the City of Cambridge, Middlesex County, Massachusetts, being now numbered 216-218 Banks Street and being shown as Lot 21 on a plan entitled "Plan of Land of Charles Porter," dated May 1, 1873, recorded in the Middlesex County Registry of Deeds in Plan Book 24, Page 15, bounded and described as follows:

Northwesterly by said Banks Street, thirty-eight (38) feet, nine (9) inches;

Northeasterly by Lot 22 on said plan, seventy-two (72) feet;

Southeasterly by Lot 16 on said plan, thirty-nine (39) feet; and

Southwesterly by Lot 20 on said plan, seventy-three (73) feet.

Together with the benefit of an Utility Easement granted by Shepard A. Spunt, Trustee of The Dominion Trust, to Shepard A. Spunt, Trustee of The Phi Trust, dated September 4, 2000 and recorded in Book 31947, Page 208.

Containing, according to said plan, twenty-nine hundred and fifty-eight (2,958) square feet of land.

220-222 BANKS STREET

A certain parcel of land with the buildings thereon situated in the City of Cambridge, Middlesex County, Massachusetts, being at present numbered 220-222 Banks Street and being shown as Lot 20 on a plan entitled "Plan of Land of Charles Porter" dated May 1, 1873, recorded with Middlesex South District Registry of Deeds in Plan Book 24, Page 15, to which plan reference is hereby made for a more particular description

Containing 2,835 square feet according to said plan.

224 BANKS STREET

A certain parcel of land with the buildings thereon being at present numbered 224 Banks Street in the City of Cambridge, Middlesex County, Massachusetts, being shown as Lot 19 on a plan entitled "Plan of Land of Charles Porter" dated May 1, 1873, recorded in the Middlesex South District Registry of Deeds in Plan Book 24, Page 15, and being bounded and described as follows:

Westerly by Banks Street, thirty-eight (38) feet, nine (9) inches;

Northerly by Lot 20 on said plan, seventy-four (74) feet;

Easterly by Lot 18 on said plan, thirty-nine (39) feet;

Southerly by land now or formerly of Fessard and Sands, seventy-five (75) feet and three (3) inches.

Containing 2,877 square feet according to said plan.

3-5 ELMER STREET

A certain parcel of land with the buildings thereon PRESENTLY NUMBERED 3-5 Elmer Street, situated in Cambridge, Middlesex County, Massachusetts, and shown as Lot C on a plan entitled "Sub-Division Plan of Land in Cambridge, Mass., dated October 20, 1953" Prepared by Edward F. Carney, C.E., and recorded with the Middlesex South District Registry of Deeds in Book 8178, Plan 383 bounded and described as follows:

Southeasterly by Elmer Street, 85.90 feet;

Southerly by Lot B as shown on said plan, in part by the center line of a concrete block wall, 33 feet, more or less;

Northwesterly by said Lot B as shown on said plan, 40.63 feet;

Westerly by Lot A as shown on said plan 20.60 feet;

Northwesterly again by said Lot A, 25 feet; and

Northerly by land now or formerly of Kaufman as shown on said plan, 46.30 feet.

Lot C contains 3,454 square feet of land, more or less, according to said plan.

28-30 ANDREW STREET

The land in Cambridge, Middlesex County, Massachusetts, with the buildings thereon, shown as Lot A on a plan entitled "Subdivision of Land in Cambridge, Massachusetts belonging to Reliance Cooperative Bank," dated January 15, 1934, Donald J. Reardon, Surveyor, recorded with Middlesex South District Registry of Deeds in Book 5814, Page 101 and bound and described as follows:

Northwesterly by Andrews Street, Forty-nine and three-tenths (49.3) feet;

Northeasterly by Lot B on said plan, sixty and no tenths (60.0) feet;

Southeasterly by land of owners unknown, forty-nine and three tenths (49.3) feet, and

Southwesterly by land of owners unknown, sixty and no tenths (60.0) feet.

23-25 ELMER STREET

A certain parcel of land with the buildings thereon, being at present numbered 23-25 Elmer Street in Cambridge, Middlesex County, Massachusetts, and shown as Lot 14 on a plan entitled, "Cambridge Plan of Land of Charles Porter," dated May 7, 1983, and recorded with the Middlesex South District Registry of Deeds in Plan Book 24, Plan 15, bounded and described as follows:

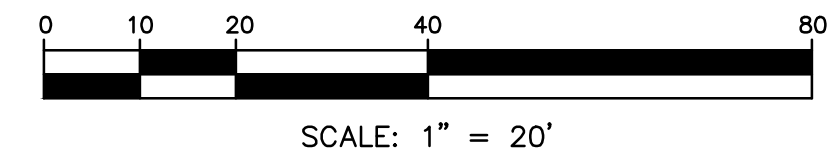
Easterly by Elmer Street, thirty-nine (39) feet, three (3) inches;

Southerly by Lot 15 on said plan, sixty-five (65) feet;

Westerly by Lot 23 on said plan, thirty-nine (39) feet; and

Northerly by Lot 13 on said plan, sixty-five (65) feet.

Said Lot 14 contains 2,550 square feet according to said plan



SCALE: 1" = 20'

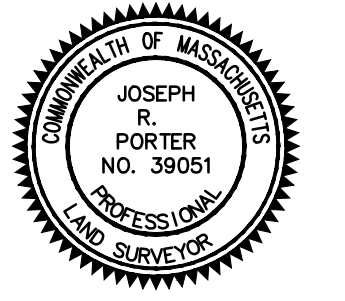
ALTA / ACSM LAND TITLE SURVEY

SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES, AS OF MAY 7, 2013 TO CASPIA LLC, AND FIRST AMERICAN TITLE INSURANCE COMPANY, AS THEIR INTERESTS MAY APPEARANCE.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS NO. 2, 3, 4, 5, 6(b), 7(a), 7(b)(1), 8, 9, 11(b), 13, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 3, 2013.

Joseph R. Porter
 REGISTERED LAND SURVEYOR # 39051
 IN THE COMMONWEALTH OF MASSACHUSETTS
 DATE OF SURVEY: MAY 3, 2013



ALTA / ACSM LAND TITLE PLAN

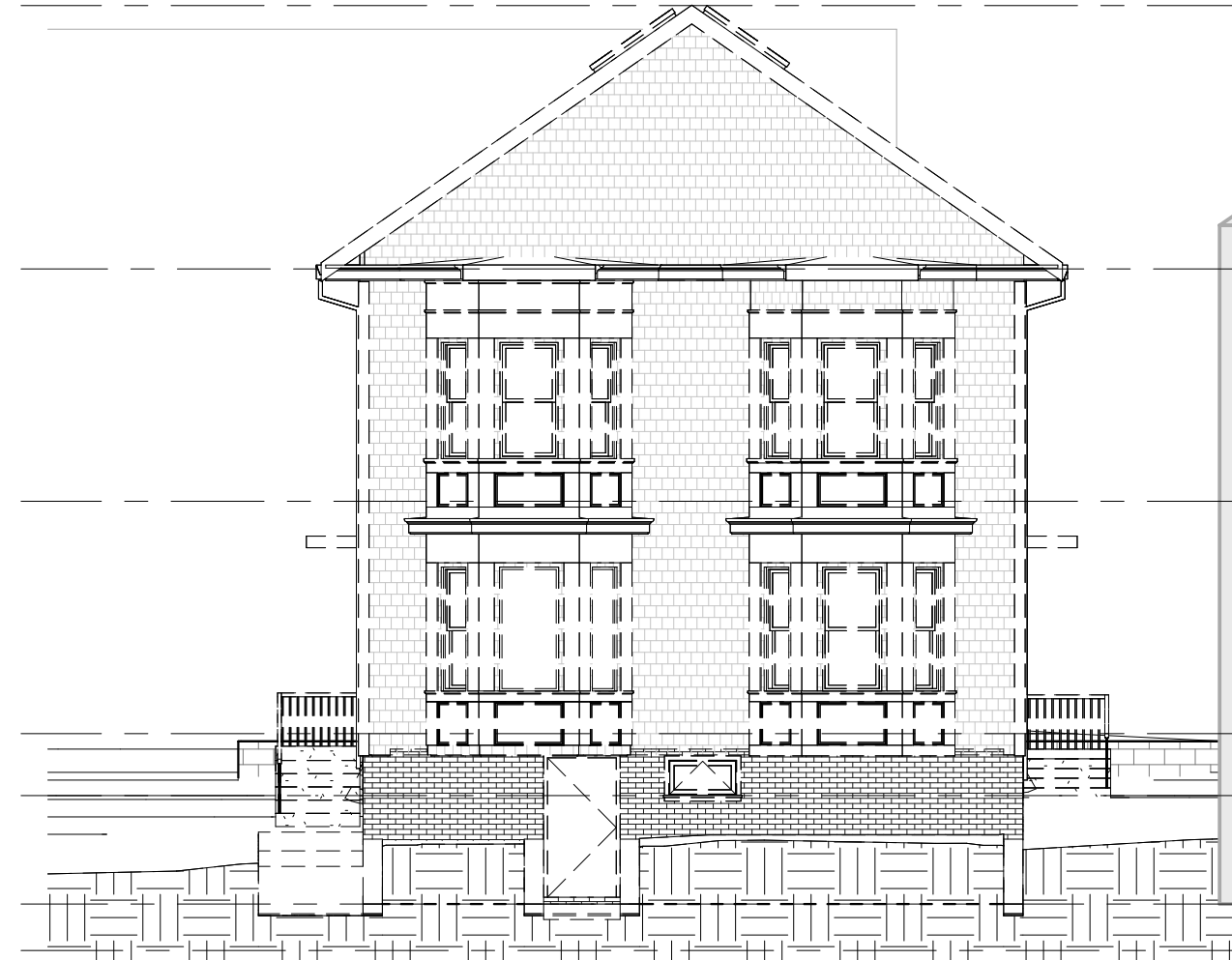
CAMBRIDGE, MASSACHUSETTS

OWNER:	CASPIA, LLC. CAMBRIDGE, MASSACHUSETTS
DATE:	5/7/2013
SCALE:	1"=20'
PROJECT:	213143
	VTP ASSOCIATES, INC. LAND SURVEYORS - CIVIL ENGINEERS 132 ADAMS STREET 2ND FLOOR SUITE 3 NEWTON, MA. 02458 (617) 332-8271 FAX: (617) 969-2330



WEST ELEVATION -
PROPOSED

1 1/8" = 1'-0"



WEST ELEVATION -
DEMOLITION

2 1/8" = 1'-0"

ROOF RIDGE
34' - 0"

03 FLOOR
22' - 8"

02 FLOOR
12' - 8"

01 FLOOR
2' - 8"
MEAN GRADE
0"

EXST. BASEMENT
-4' - 8"
PROP. BASEMENT
-6' - 8"

ANALOGUE
STUDIO

Analogue Studio, LLC
140 River Street
Cambridge, MA 02139
T F 617.440.7568
analoguestudio.com

PROJECT TITLE: UNIT RENOVATIONS 216-218 BANKS STREET	SKETCH TITLE: WEST ELEVATIONS	SKA #: 1.6
	SCALE: 1/8" = 1'-0"	
	DATE: 2024-11-18	
	DRAWN BY: MNW	



1 NORTH ELEVATION -
PROPOSED

1/8" = 1'-0"

2 NORTH ELEVATION -
DEMOLITION

1/8" = 1'-0"

**ANALOGUE
STUDIO**

Analogue Studio, LLC
140 River Street
Cambridge, MA 02139
T F 617.440.7568
analoguestudio.com

PROJECT TITLE: UNIT RENOVATIONS 216-218 BANKS STREET	SKETCH TITLE: NORTH ELEVATIONS	SKA #: 1.7
SCALE: 1/8" = 1'-0"	DATE: 2024-11-18	
DRAWN BY: MNW		



**EAST ELEVATION -
PROPOSED**

1

1/8" = 1'-0"



**EAST ELEVATION -
DEMOLITION**

2

1/8" = 1'-0"

ROOF RIDGE
34' - 0"

03 FLOOR
22' - 8"

02 FLOOR
12' - 8"

01 FLOOR
2' - 8"
MEAN GRADE
0"

EXST. BASEMENT
-4' - 8"

PROP. BASEMENT
-6' - 8"

**ANALOGUE
STUDIO**

Analogue Studio, LLC
140 River Street
Cambridge, MA 02139
T F 617.440.7568
analoguestudio.com

PROJECT TITLE: UNIT RENOVATIONS 216-218 BANKS STREET	SKETCH TITLE: EAST ELEVATIONS	SKA #: 1.8
SCALE: 1/8" = 1'-0"	DATE: 2024-11-18	
DRAWN BY: MNW		



**SOUTH ELEVATION -
PROPOSED**

1

1/8" = 1'-0"

**SOUTH ELEVATION -
DEMOLITION**

2

1/8" = 1'-0"

**ANALOGUE
STUDIO**

Analogue Studio, LLC
140 River Street
Cambridge, MA 02139
T F 617.440.7568
analoguestudio.com

PROJECT TITLE: UNIT RENOVATIONS 216-218 BANKS STREET	SKETCH TITLE: SOUTH ELEVATIONS	SKA #: 1.9
	SCALE: 1/8" = 1'-0"	
DATE: 2024-11-18		
DRAWN BY: MNW		



216-218 Banks Exterior Photographs, street-facing facade

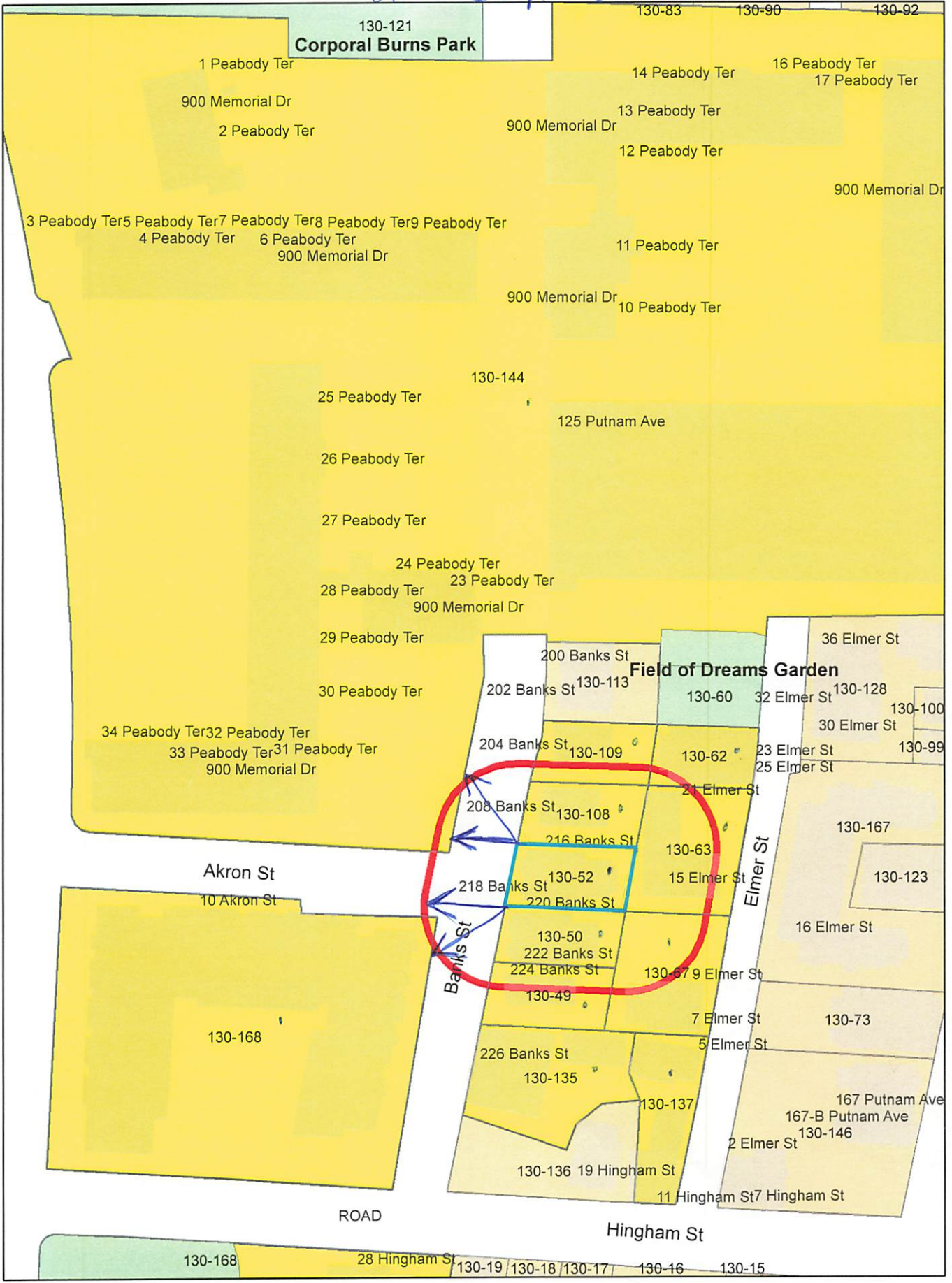


216-218 Banks Exterior Photographs, side facades from the site's rear



216-218 Banks Exterior Photographs, rear facade

216 Banks St.



216 Banks St.

Petitioner

130-52-137
HALITE, LLC
C/O NCP MANAGEMENT CO.
PO BOX 590179
NEWTON CENTER, MA 02459

130-62-49
CALCITE LLC
15 ELMER ST
CAMBRIDGE, MA 02138

MICHAELA WOZNIAK
140 RIVER STREET
CAMBRIDGE, MA 02139

130-144-168
PRESIDENT & FELLOWS OF HARVARD
COLLEGE C/O HARVARD REAL ESTATE, INC.
HOLYOKE CENTER, ROOM 1000
1350 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138-3895

130-50-63
CASPIA, LLC
C/O NCP MANAGEMENT CO.
PO BOX 590179
NEWTON CENTER, MA 02459

130-67
CALCITE, LLC C/ NCP MANAGEMENT CO
PO BOX 590179
NEWTON CENTER, MA 02459

130-135
LEVENTER, ANNE & STEVEN M. LEVENTER
22 SULPHUR SPRINGS ROAD
ASHVILLE, NC 28806

130-108
BALVANO LLC
15 ELMER ST
CAMBRIDGE, MA 02138

130-135
VISLAV, EMILIA
226 BANK ST UNIT UNIT 4
CAMBRIDGE, MA 02138

130-135
226 BANK ST LLC
226-228 BANKS ST UNIT 1
CAMBRIDGE, MA 02138

130-109
SHEN GEORGE LI FENG
18 FREDANA RD
WABAN, MA 02468

130-135
FRANKEL, MELINDA E. &
KENNETH M. FRANKEL
7 WARD ST
BURLINGTON, MA 01803

130-135
ROTEM ITZHAK
226 BANKS ST - UNIT 2
CAMBRIDGE, MA 02138