



Developer:
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mhmcgough@gmail.com

124-126 Warren Street, Roxbury, MA 02119

Article 80 Small Project Review Application

Community Presentation

July 30, 2018

Site Overview



site photographs



Site Pad



Winthrop St. Corner



Warren St. - Right Adjacencies



Warren St. - Away from Dudley Sq.



St. James St. Corner



Warren St. - Towards Dudley Sq.

neighborhood photos



130 Warren St. - Historic House



132-136 Warren St. at 2-6 Moreland St.



138-148 Warren St. at Moreland St.



202-210 Warren St. at Whiting St.



236-248A Warren St. at Dunreath St.



22-24 Greenville St.

original contemporary concept



proposed, contextual concept



other views



② Side Perspective From Winthrop St.

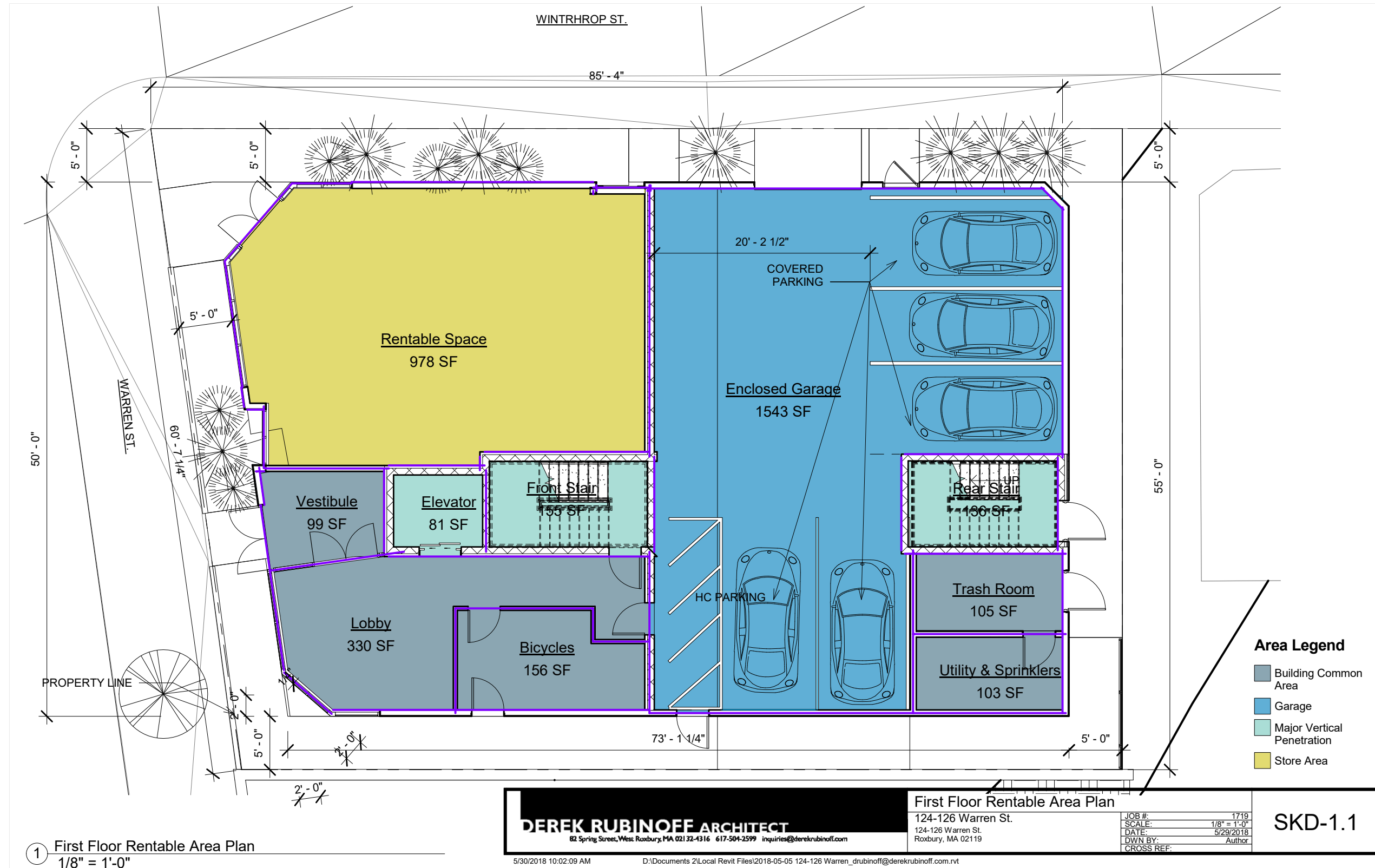


① Front Perspective

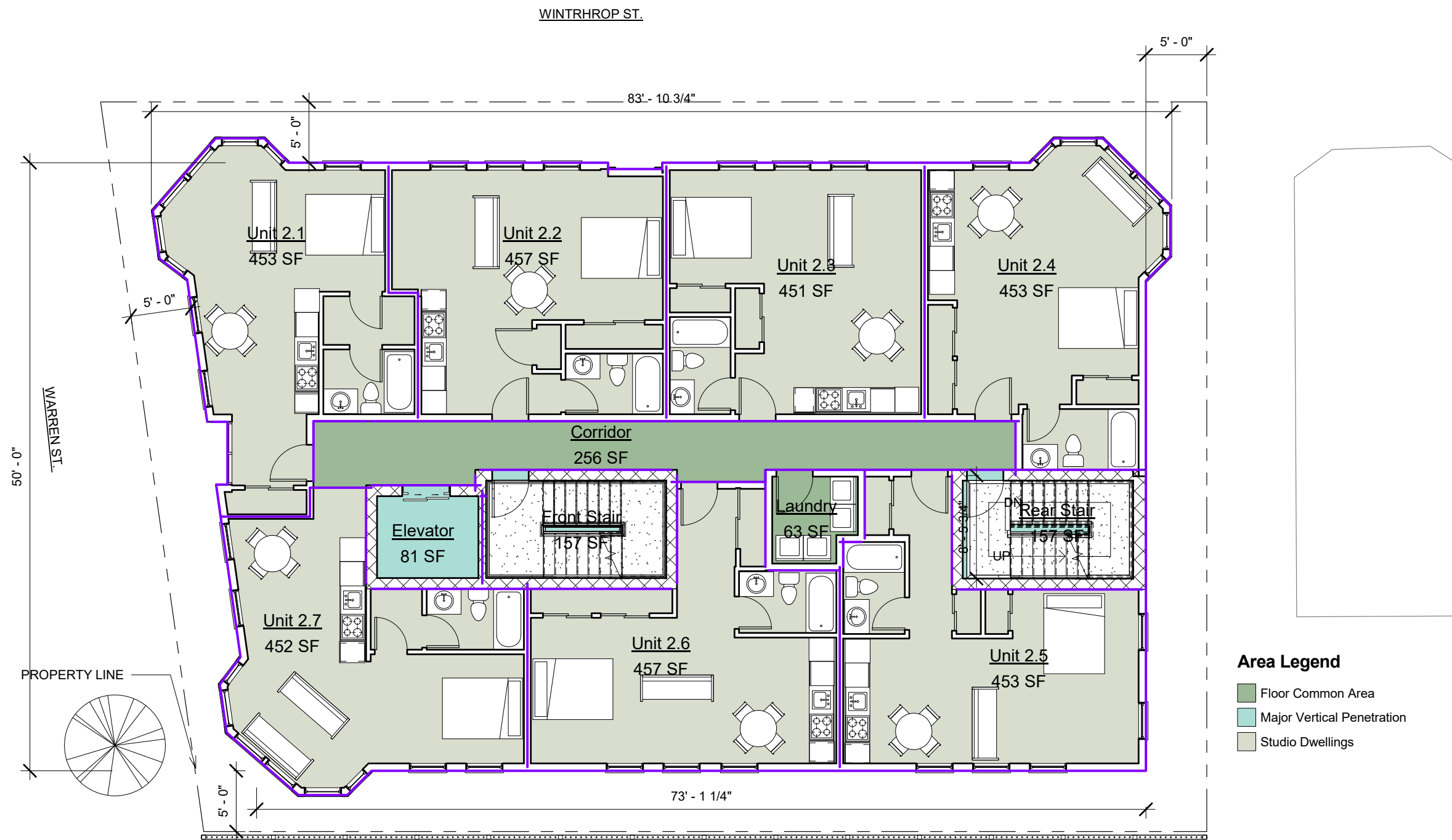


④ Side perspective From Warren St.

proposed ground floor plan



proposed second floor plan



1 Second Floor Rentable Area Plan
1/8" = 1'-0"

DEREK RUBINOFF ARCHITECT
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Second Floor Rentable Area Plan

124-126 Warren St.
124-126 Warren St.
Roxbury, MA 02119

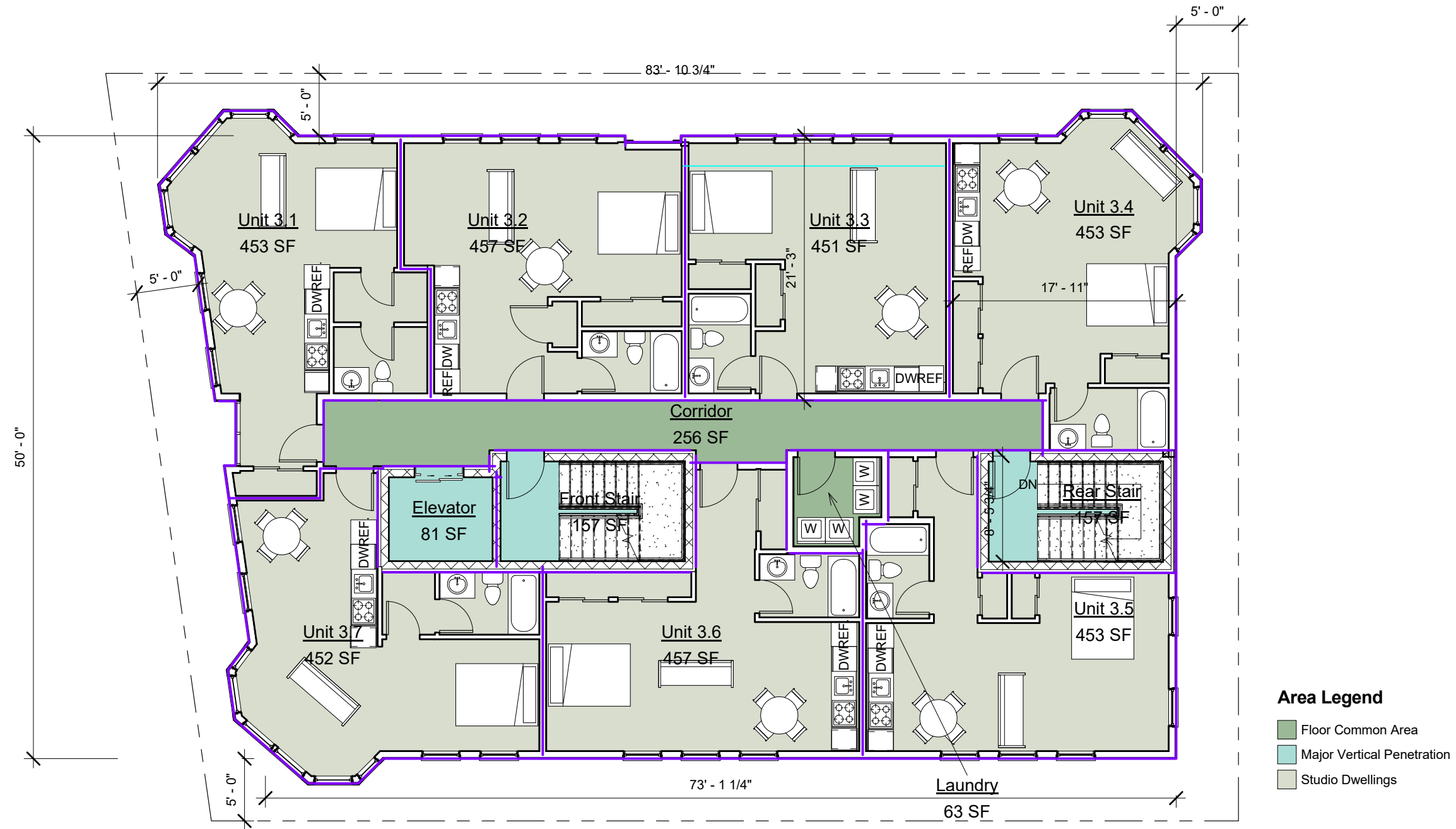
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SKD-1.2

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proposed third floor plan



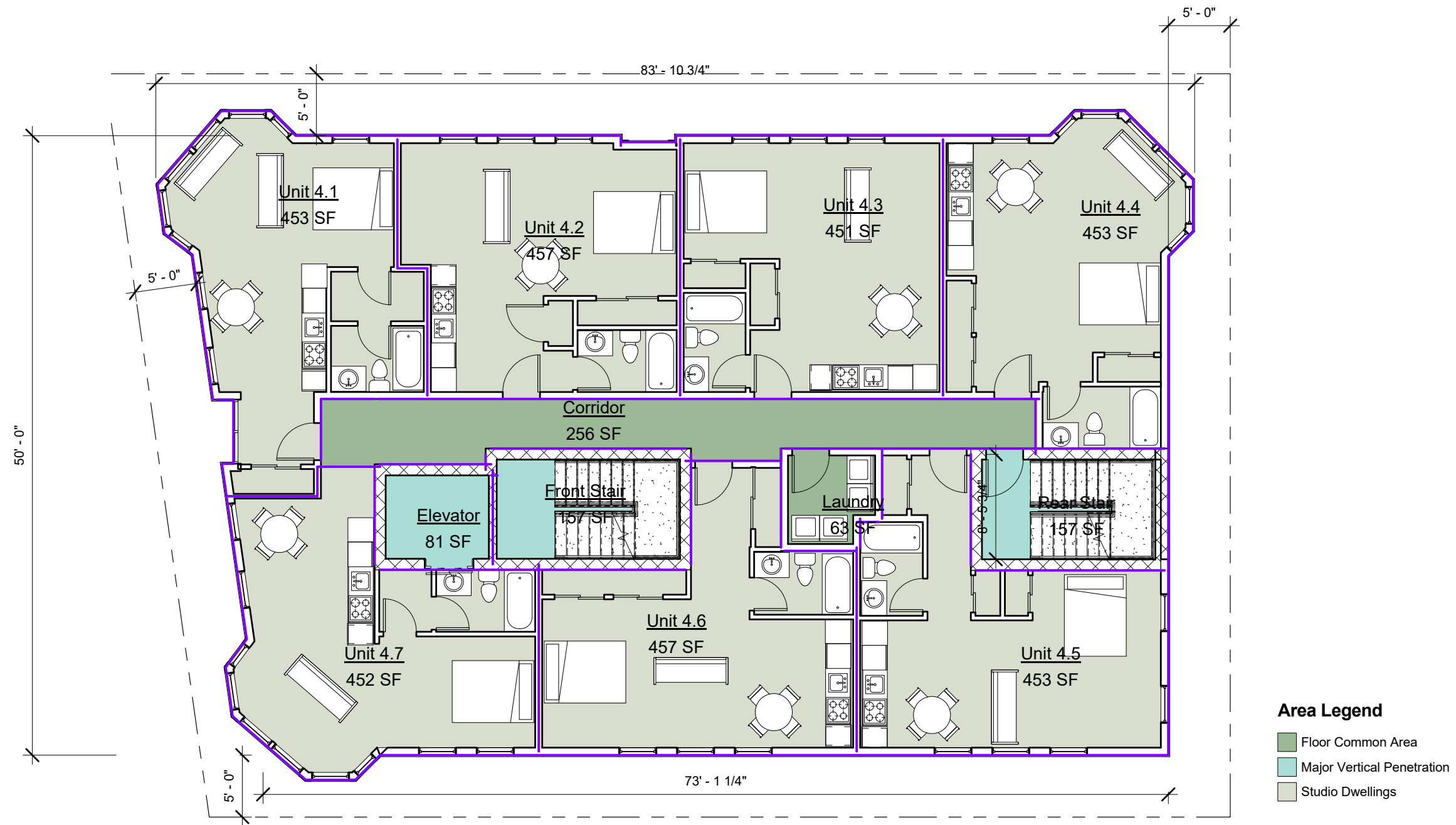
Area Legend

- Floor Common Area
- Major Vertical Penetration
- Studio Dwellings

① Third Floor Rentable Area Plan
1/8" = 1'-0"

DEREK RUBINOFF ARCHITECT <small>82 Spring Street, West Roxbury, MA 02132-4316 617-504-2599 inquiries@derekubino.com</small>	Third Floor Rentable Area Plan		SKD-1.3
	<small>124-126 Warren St. Roxbury, MA 02119</small>	<small>JOB #: 1719 SCALE: 1/8" = 1'-0" DATE: 5/29/2018 DWN BY: Author CROSS REF:</small>	
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proposed fourth floor plan



① Fourth Floor Rentable Area Plan
1/8" = 1'-0"

DEREK RUBINOFF ARCHITECT

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Fourth Floor Rentable Area Plan

124-126 Warren St.
124-126 Warren St.
Roxbury, MA 02119

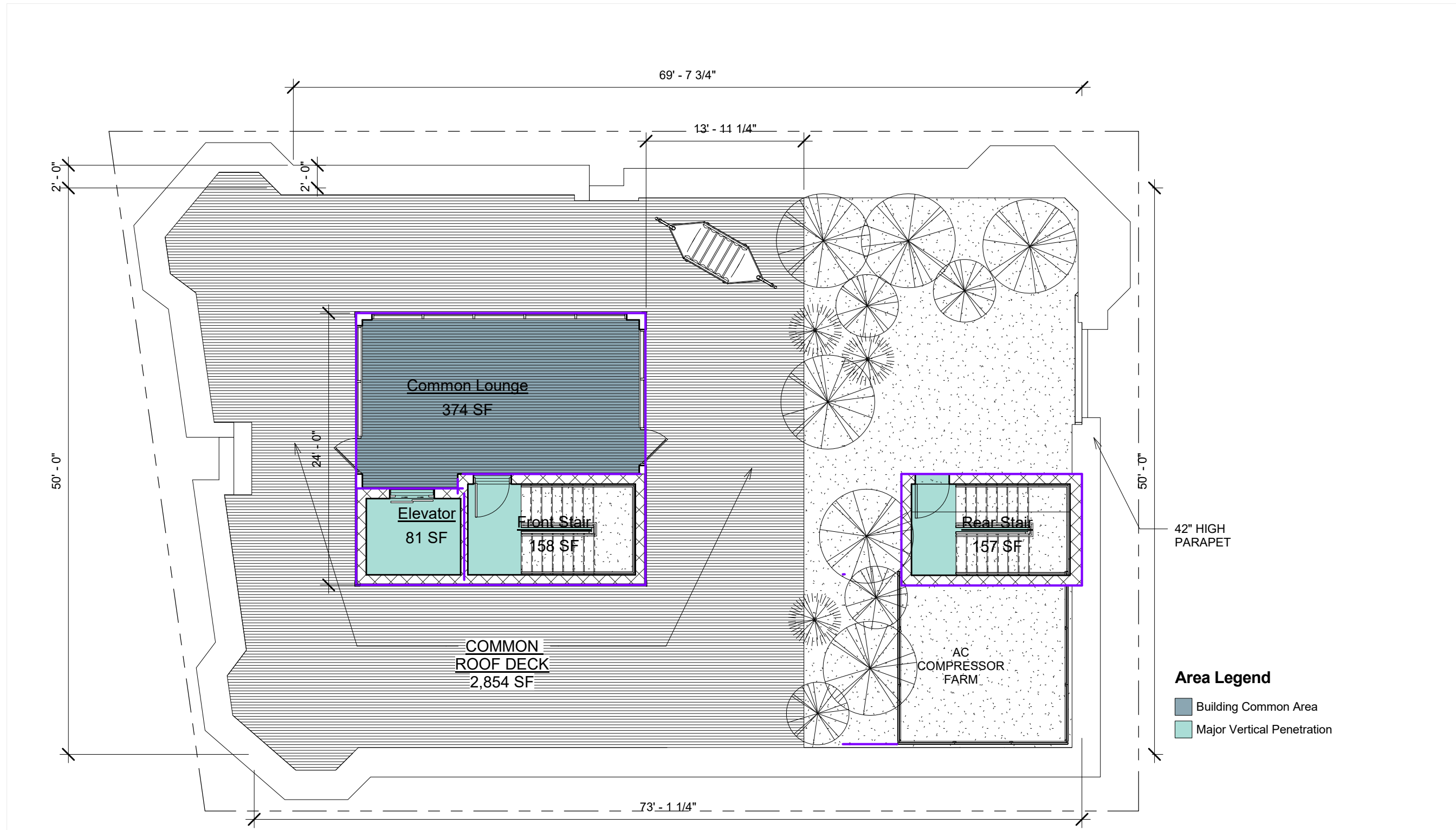
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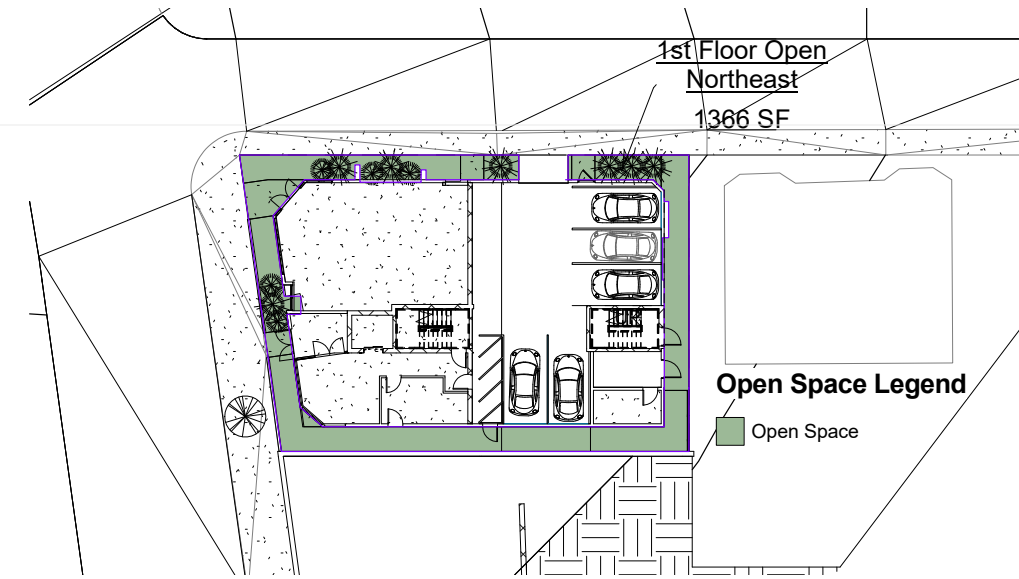
proposed roof plan



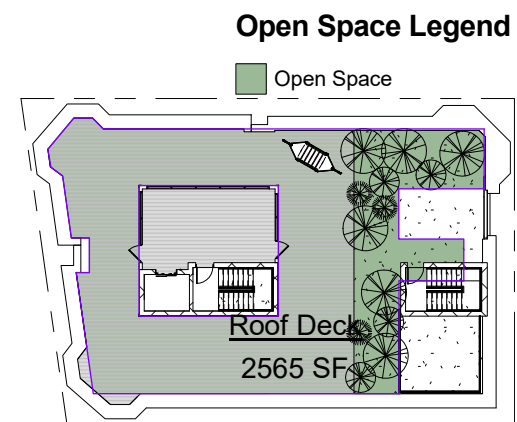
1 Roof Rentable Area Plan
1/8" = 1'-0"

DEREK RUBINOFF ARCHITECT <small>82 Spring Street, West Roxbury, MA 02132-1316 617-504-2599 inquiries@derekubinoft.com</small>	Roof Rentable Area Plan 124-126 Warren St. 124-126 Warren St. Roxbury, MA 02119		JOB #: 1719 SCALE: 1/8" = 1'-0" DATE: 5/29/2018 DWN BY: Author CROSS REF:	SKD-1.5
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proposed site plans



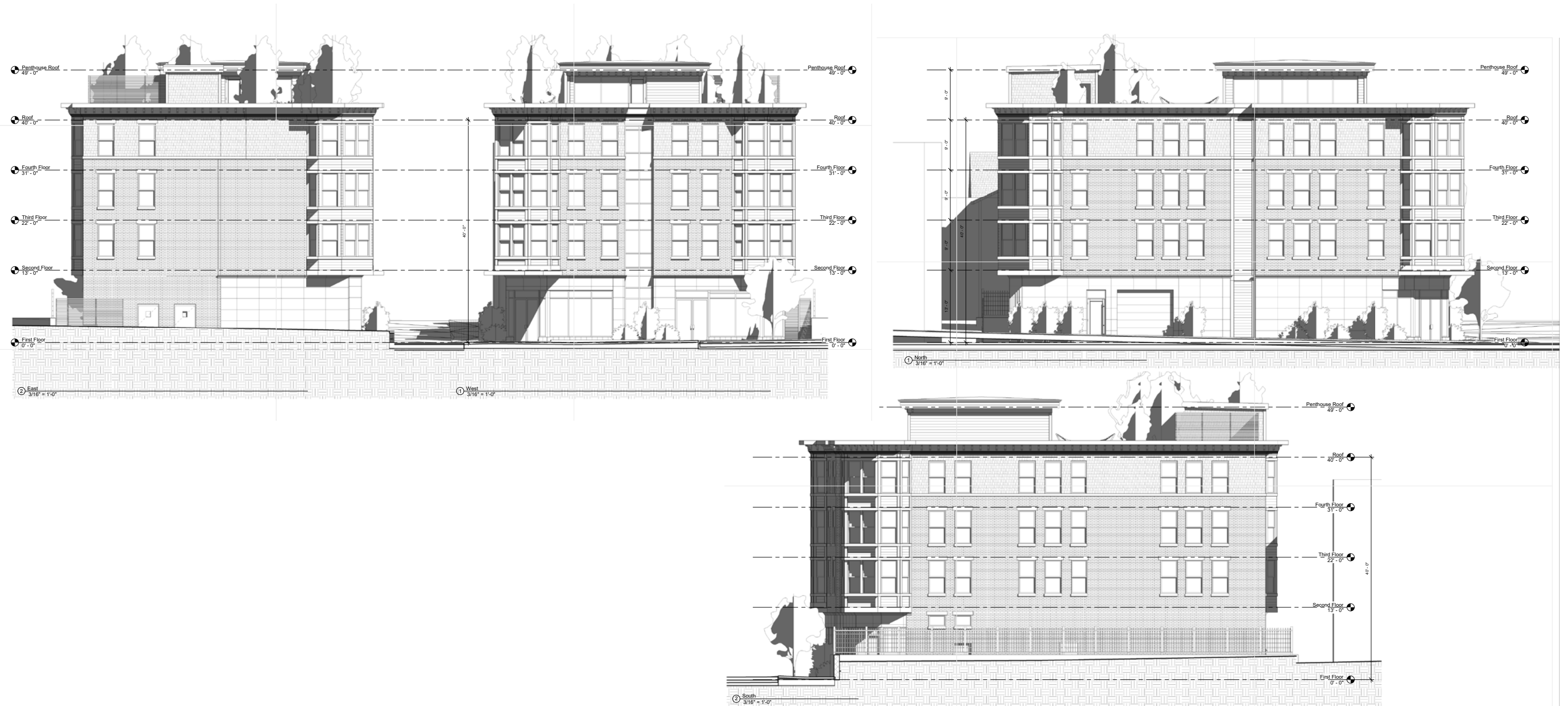
② First Floor Open Space Plan
1" = 30'-0"



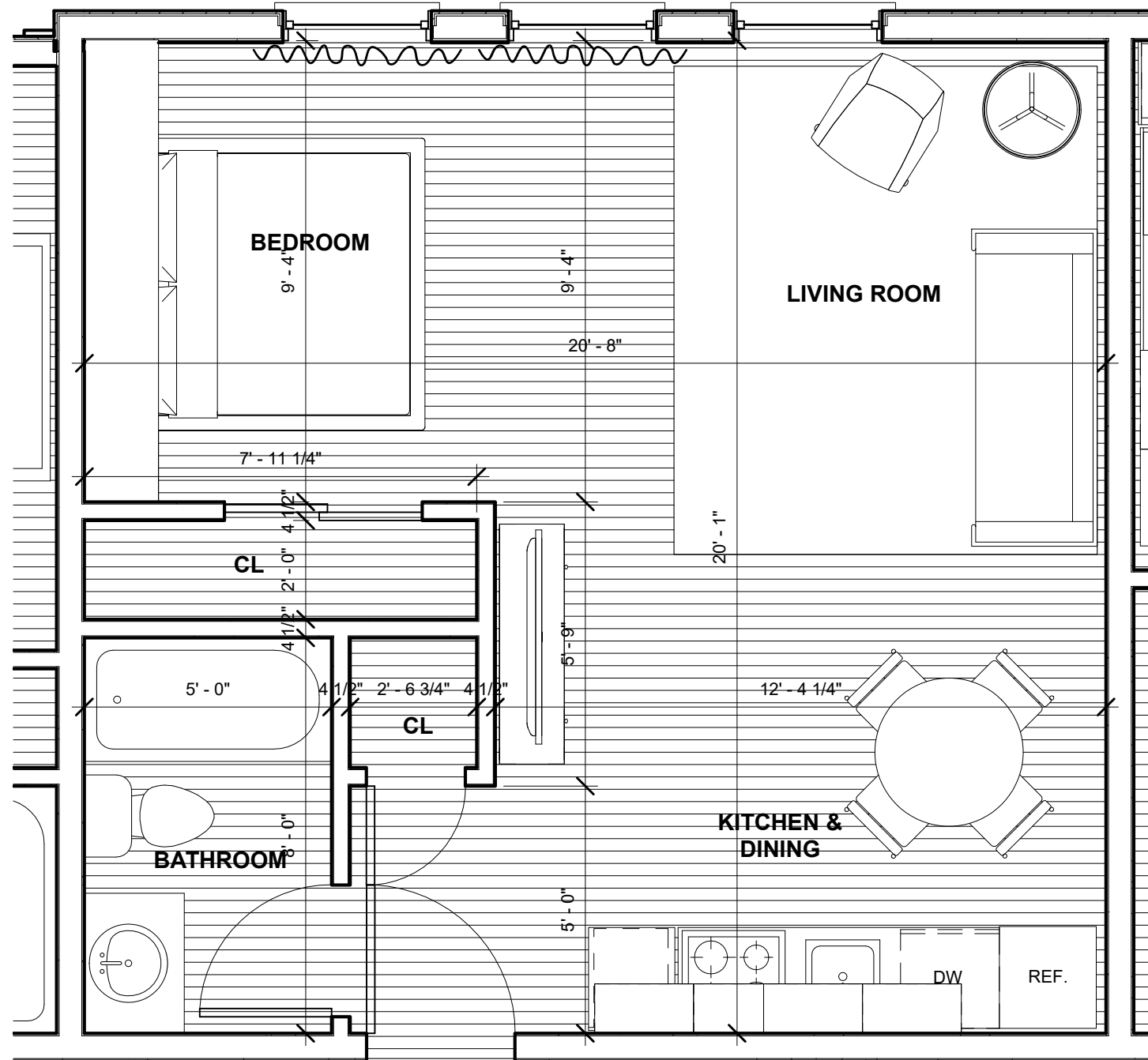
③ Roof Open Space Plan
1" = 30'-0"

Area Schedule (Usable Open Space)		
Name	Level	Area
1st Floor Open Northeast	First Floor	1366 SF
First Floor: 1		1366 SF
Roof Deck	Roof	2565 SF
Roof: 1		2565 SF
Grand total: 2		3931 SF

building elevations



typical unit plan



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Typical Unit (#2.3)

124-126 Warren St.
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 Roxbury, MA 02119

JOB #:	1719
SCALE:	3/8" = 1'-0"
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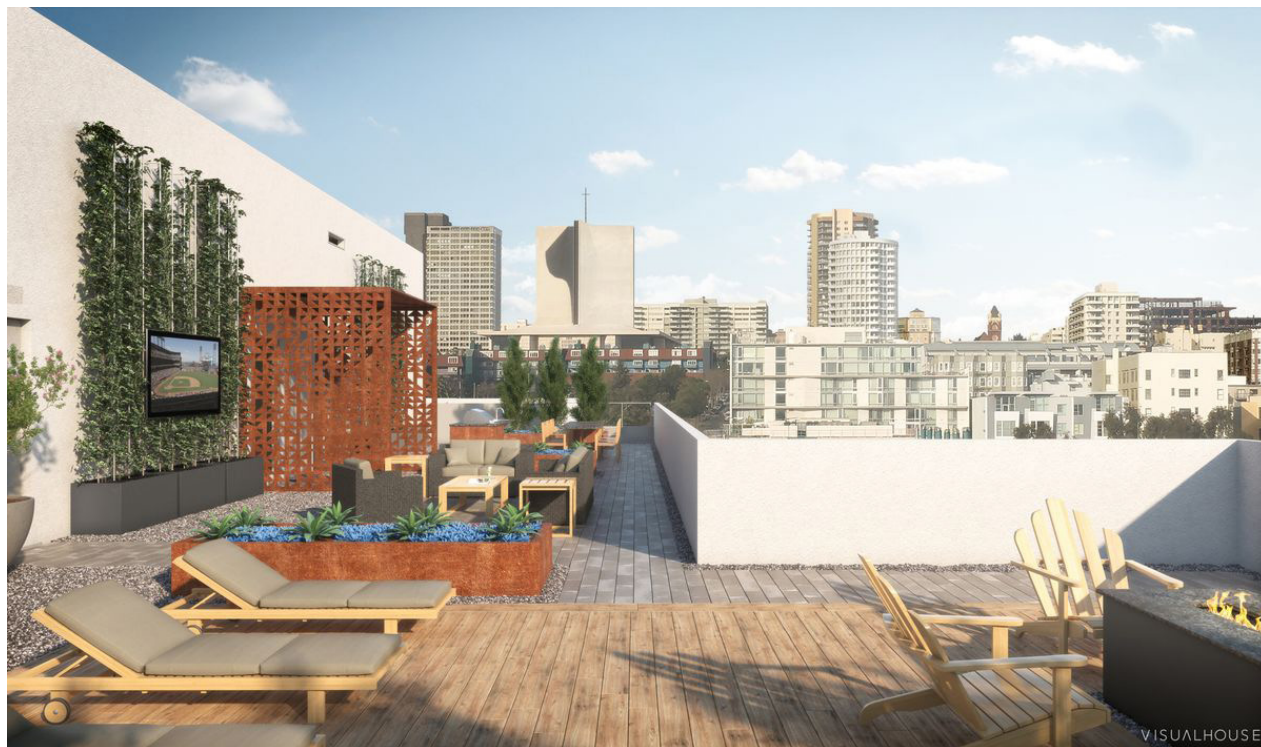
interior concepts



interior concepts



common space concepts



zoning variances being sought



Boston Inspectional Services Department Planning and Zoning Division

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

Martin J. Walsh
Mayor

ZONING CODE REFUSAL

Sean Lydon
Inspector of Buildings

MICHAEL MCGOUGH
553 EAST 5TH ST
SOUTH BOSTON, MA 02127


July 05, 2017

Location: 124-126 WARREN ST ROXBURY MA 02119
Ward: 12
Zoning District: Roxbury Neighborhood
Zoning Subdistrict: MFR/LS
Appl. # : ERT715485
Date Filed: June 09, 2017
Purpose: Combine lots (Parcel 12-0079 and Parcel 12-0112) to be 5,188 SF. Erect a 5 story building consisting of (1) commercial space (Shell only) (Rest w/takeout or retail or salon T.B.D.), off street parking for ride-share service, and (24) micro-units. ZBA

YOUR APPLICATION REQUIRES RELIEF FROM THE BOARD OF APPEAL AS SAME WOULD BE IN VIOLATION OF THE BOSTON ZONING CODE TO WIT: CHAPTER 665, ACTS OF 1956 AS AMENDED:

<u>Violation</u>	<u>Violation Description</u>	<u>Violation Comments</u>
Art. 50 Sec. 28	Restaurant is Conditional	
Art. 50 Sec. 43	Off street parking insufficient	
Art. 50 Sec. 29	Dimensional Requirements	Lot Area for additional dwelling unit (s) insufficient
Art. 50 Sec. 29	Dimensional Requirements	Floor Area Ratio excessive
Art. 50 Sec. 29	Dimensional Requirements	Usable Open Space insufficient
Art. 50 Sec. 29	Dimensional Requirements	Front Yard (50-44.2 EBA) insufficient
Art. 50 Sec. 29	Dimensional Requirements	Side Yard insufficient
Art. 50 Sec. 29	Dimensional Requirements	Rear Yard insufficient

THIS DECISION MAY BE APPEALED TO THE BOARD OF APPEAL WITHIN FORTY-FIVE (45) DAYS PURSUANT TO CHAPTER 665 OF THE ACTS OF 1956, AS AMENDED. APPLICATIONS NOT APPEALED WITHIN THAT TIME PERIOD WILL BE DEEMED ABANDONED. IF YOU HAVE INQUIRIES REGARDING THE NEIGHBORHOOD PROCESS AND PUBLIC PARTICIPATION, PLEASE CONTACT THE MAYOR'S OFFICE OF NEIGHBORHOOD SERVICES AT 617-635-3485.

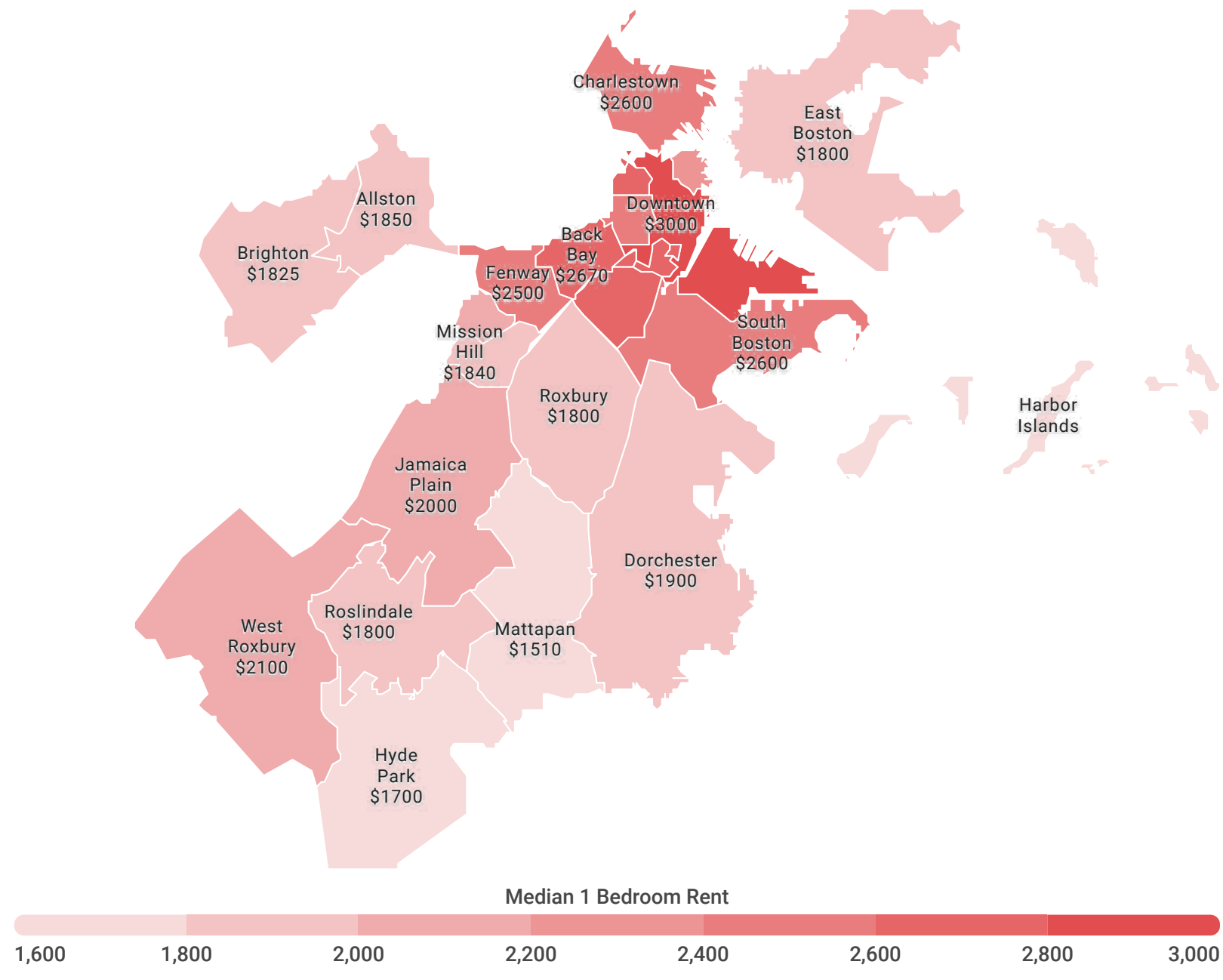

Luis Santana
(617)961-3286
for the Commissioner

Refusal of a permit may be appealed to the Board of Appeal within 45 days. Chapter 802, Acts of 1972, and Chapter 656, Acts of 1956, Section 19.

Zoning Variances Being Sought:

- **Art. 50 Sect. 28**
Restaurant is conditional (will be irrelevant if we use the first floor space as a community room)
- **Art. 50 Sect. 43**
Off street parking is insufficient
- **Art. 50 Sect. 29**
Lot Area for additional dwelling units is insufficient
- **Art. 50 Sect. 29**
Floor Area Ratio is excessive
- **Art. 50 Sect. 29**
Useable Open Space insufficient
- **Art. 50 Sect. 29**
Front Yard (50-44.2 EBA) insufficient
- **Art. 50 Sect. 29**
Side Yard insufficient
- **Art. 50 Sect. 29**
Rear Yard insufficient

Boston Median One Bedroom Rent: Spring 2018



- According to a map from the website Zumper (below), the median one-bedroom rental in Roxbury was \$1800/month in the spring of 2018.
- Average Moving Income in this area is 80%
- We agree to lower it to 60%
- Units would rent between \$1200 to \$1450/ month
- **20% to 30% less than average market rates**



