

# Allele Building: Phase II

148-152 Dorchester Avenue  
South Boston, Massachusetts



Application for Article 80 Small Project Review  
**Boston Redevelopment Authority**  
July 25, 2013

Owner/Developer: **South Boston, LLC**  
Architect: **Nunes Trabucco Architects**  
Legal Counsel: **McDermott, Quilty & Miller, LLP**

# Allele Building: Phase II

148-152 Dorchester Avenue  
South Boston, Massachusetts

## Table of Contents

Letter of Transmittal.....	1-2
Project Team.....	3
Project Description.....	4
Synopsis of Units and Amenities.....	5
Project Site.....	6
Neighborhood Context.....	6
Public Benefits: Affordable Housing and Job Creations.....	6-7
Traffic, Parking and Vehicular and Pedestrian Access.....	7
Neighborhood Site Map and Photographs.....	8-9
Zoning Analysis.....	10-11
Anticipated Permits and Further Public Review.....	12
Appendix A: Architectural Plans and Elevations....	13-19
Appendix B: Permitting Applications and Appeals.....	20-25

# **Allele Building: Phase II**

148-152 Dorchester Avenue  
South Boston, Massachusetts

## **Development Team**

### **Developer:**

South Boston, LLC  
15 Cefalo Road  
Boston, MA 02132  
Bernard McFarland, Managing Member  
(617) 327-6967

### **Legal Consultant:**

McDermott, Quilty & Miller LLP  
131 Oliver Street, 5<sup>th</sup> Floor  
Boston, MA 02110  
Joseph P. Hanley, Esq.  
617-946-4600

### **Architect:**

Nunes Trabucco Architects  
315A Chestnut Street  
Needham, MA 02492  
Edward Nunes, AIA  
781-455-9980

### **Civil Engineer:**

Norwood Engineering Inc.  
1410 Boston Providence Highway  
Norwood, MA 02062  
Dick Morris  
(781) 762-0143

## **Allele Building: Phase II**

148-152 Dorchester Avenue  
South Boston, Massachusetts

### **Project Description**

Located at 148-152 Dorchester Avenue in Boston's South Boston neighborhood, the Proposed Project seeks to combine lots with the adjacent property, remove an existing service garage on the property and replace it with a six (6) story addition (the "Proposed Project") to the existing condominium building known as the Allele Building ("Phase 1"). The Proposed Project will consist of thirty (30) new condominium units, one (1) new commercial unit and thirty (30) off-street parking spaces. An existing auto service garage will be removed at the site and is currently in a dilapidated condition with no historic or architectural significance to the surrounding neighborhood.

The Proposed Project will be approximately 48,790 above grade square feet, with 30 residential condominium units for homeownership on six (6) levels of building above an in-ground parking garage. Four (4) of the residential units will be designated affordable. The building will be architecturally designed to compliment the neighborhood's architectural character and will seamlessly combine with the existing condominium building. New roof decks on the Proposed Project will provide outdoor space for the residents and help to mitigate the lack of usable outdoor space in the area. The Phase 1 building was designed to receive the Proposed Project. As such, the Proposed Project will seamlessly share Phase 1's existing amenities like a centralized trash chute, trash compactor, recycling rooms, and hot water tanks. The fire suppression and alarm system will also tie directly into the systems in place for Phase 1.

The Proposed Project is an addition onto an earlier approved project originally approved by the Boston Redevelopment Authority ("BRA") on April 27, 2004 pursuant to Article 80 Large Project Review (the "Original Project"). The Original Project, as currently built and occupied, consists of fifty two (52) condominium units, forty-nine (49) parking spaces, one (1) commercial unit and one (1) restaurant. During the planning stages of the Original Project, the Proponent and the BRA had discussed and planned for this "Phase II" of the overall construction of the building. Therefore, the Original Project was built to provide for the seamless addition of this Proposed Project onto the existing condominium building.

## **Allele Building: Phase II**

148-152 Dorchester Avenue  
South Boston, Massachusetts

The following is a synopsis of the unit and amenities of the new building:

### Unit Mix

- (12) 2-bedroom units
- (18) 1-bedroom units
- (1) Commercial unit

### Circulation/Mailroom/Electric Room

The water main and meter are preexisting and sized and ready for the additional water demand of the Proposed Project. Mailboxes to service the Proposed Project are preexisting at the building's main entrance on Dorchester Ave. The existing transformer and electric rooms are sized and ready for the additional service demand of the Proposed Project.

### Commercial Unit

The proposed commercial unit will be 1,272 square feet and will face A Street and Silver Street, with its entrance on A Street.

## **Allele Building: Phase II**

148-152 Dorchester Avenue  
South Boston, Massachusetts

### **Project Site**

Located in the West Broadway section of the South Boston neighborhood approximately 300 feet from the Broadway MBTA station and a short distance to Interstate 93, the Proposed Project site consists of approximately 7,595 square feet of land with direct pedestrian access from Dorchester Avenue, Silver Street and West Fourth Street and vehicular access from Silver Street. The Proposed Project consists of a direct extension of the existing Phase 1 condominium building and would be comprised of one (1) retail unit, thirty (30) dwelling units, and thirty (30) parking spaces. The Proposed Project is on a directly abutting lot bounded by Silver Street to the north, West Fourth Street to the south, and A Street to the West. The lot currently consists of a 2,309 square foot single-story concrete block building, formerly an auto repair facility.

### **Neighborhood Context**

The uses in the immediate area are primarily new residential buildings including the “Allele Building”, Saints Peter and Paul Church Condominiums, the Macallen Building and 11 West Broadway, all of which have been constructed or revitalized in the last 10-15 years. The surrounding neighborhood has undergone significant growth and this project will help to fill in one of the few remaining areas in need of redevelopment. Further, with the addition of new dining and retail options on West Broadway, the residents of the Proposed Project will help sustain and contribute to the burgeoning local economy in the area.

### **Public Benefits: Affordable Housing and Job Creation**

This development would overhaul the existing, blighted lot by tearing down a dilapidated concrete block garage and construct a new structure that conforms to the character and integrity of nearby buildings and thereby significantly enhance and improve the overall aesthetics of the surrounding community. Also, the new construction will provide much needed additional housing to the area while mitigating parking concerns by providing ample parking for its residents.

The development of this property into much-needed residential housing will also designate four (4) of the residential units as affordable. In 2003, Mayor Menino announced the results of the highly successful *Leading the Way* initiative in which 7,913 new housing units were permitted exceeding the goal of 7,500 new housing units. In 2004 Mayor Menino launched a new housing plan – *Leading the Way II*. The new housing plan is a four year campaign that calls for the production of 10,000 new housing units. So far under the new plan, 10,484 new units of housing have been permitted, 2,111 of which are affordable. The proposed project will continue to build upon Mayor Menino’s *Leading the Way II* initiative by creating new housing units.

## **Allele Building: Phase II**

148-152 Dorchester Avenue  
South Boston, Massachusetts

In addition to beautifying the neighborhood, creating new housing and the designation of certain affordable units, the Proposed Project will create a number of new construction jobs and will provide permanent jobs through its proposed retail unit.

### **Traffic, Parking and Vehicular and Pedestrian Access**

As part of the Proposed Project, the new residential building will include off-street parking for 30 vehicles, one per condominium unit, in order to mitigate potential parking and traffic issues associated with the project. The parking will be directly accessible from a new curb-cut entrance from Silver Street as well as the existing, adjacent garage entrance to the building's below grade parking. The project site itself will include improvements in vehicular and pedestrian access to assure proper public safety and appropriate design.

Additionally, the project's close proximity to public transportation, including the Massachusetts Bay Transportation Authority's ("MBTA") stations and along its bus line, help to further alleviate any potential negative impact on parking and traffic. In particular, the project site is less than 300 feet from Broadway Station of the MBTA's Red Line and Bus Routes #9, #11, and #47 providing service options to Cambridge, points in downtown Boston, and within the South Boston neighborhood.



VIEW AT CORNER OF A STREET & SILVER



VIEW ALONG SILVER STREET



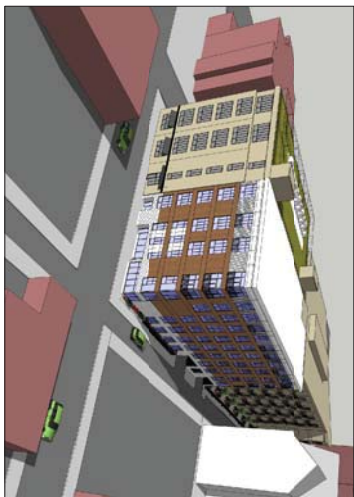
VIEW ALONG "SILVER ST." TOWARD "A STREET"



VIEW ALONG "A STREET" TOWARDS W. BROADWAY



VIEW ALONG "SILVER STREET"



AERIAL VIEW



A STREET ELEVATION

1/8" = 1'-0"



SILVER STREET ELEVATION

1/8" = 1'-0"

NO.	REVISIONS

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ADDITION TO:  
150 DORCHESTER AVE  
SOUTH BOSTON, MA

**NUNES • TRABUCCO • ARCHITECTS**  
3150 Chestnut Street  
Needham, Massachusetts 02192  
Tel: 781-444-8800

THE  
PERSPECTIVE/  
ELEVATION  
VIEWS

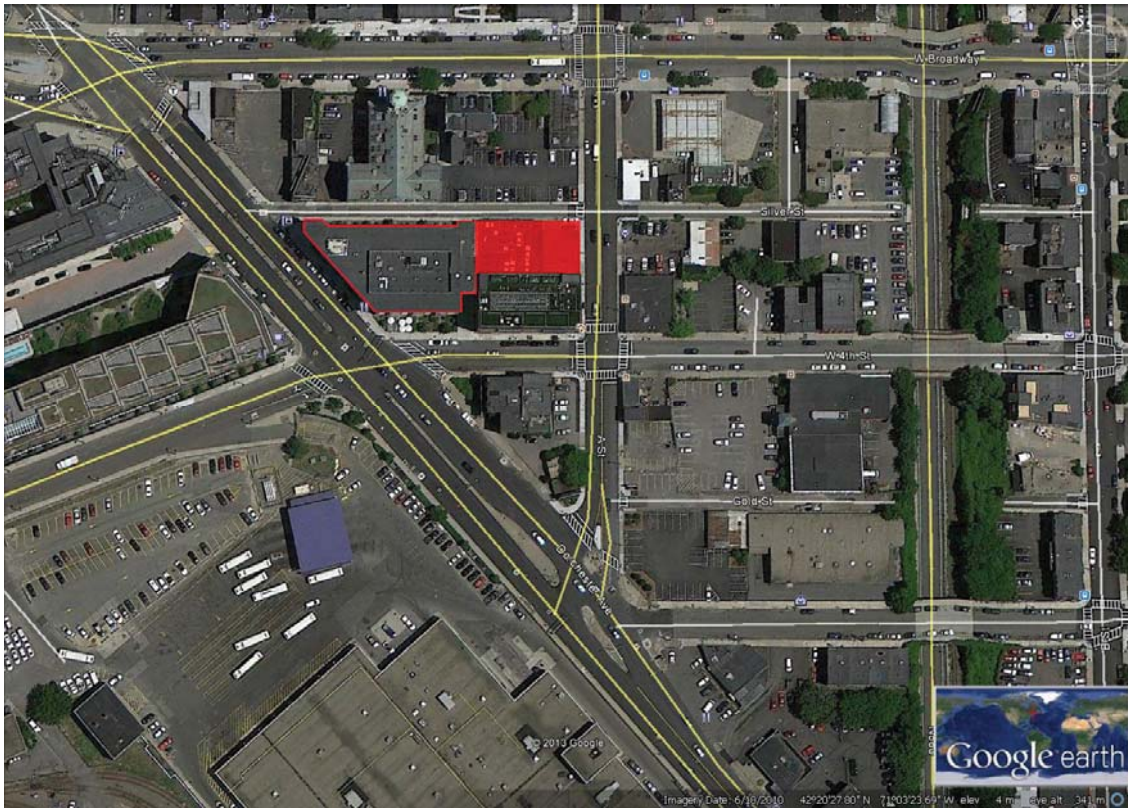
DATE: 05/14/14  
DRAWN BY: JAC  
CHECKED BY: JAC  
SCALE: 1/8" = 1'-0"

A7



# 150 DORCHESTER AVE

South Boston, Massachusetts



Location Site Map



PROPOSED BUILDING

EXISTING BUILDING

# Allele Building: Phase II

148-152 Dorchester Avenue  
South Boston, Massachusetts

## Zoning Analysis

District/Subdistrict: Base Code/M-1 (H-1 for Dimensional Requirements)

Uses: Multi-family dwelling is a conditional use.

Setbacks:	<u>Required:</u>	<u>Provided:</u>
Front Yard:	20 feet	0 feet
Side Yard:	15.9 feet	2 feet
Rear Yard:	13.2 feet	0 feet

FAR Allowed: 1.0  
FAR Provided: 4.3

Site Area: 7,595 sf

Total Building Area Allowed: 7,595 sf

Total Building Area Provided:

Garage	7,440 sf
First floor	7,355 sf
Second floor	8,287 sf
Third floor	8,287 sf
Fourth floor	8,287 sf
Fifth floor	8,287 sf
Sixth floor	8,287 sf
Total =	56,230 sf
Total w/o Garage =	<b>48,790 sf</b>

Height Allowed: 35 feet  
Height Provided: **69.16 feet**  
Stories Allowed: 2.5 stories  
Stories Provided: **6**

## **Allele Building: Phase II**

148-152 Dorchester Avenue  
South Boston, Massachusetts

Parking spaces required: 0.9 spaces/dwelling unit required for an FAR of 1.0

Retail Space requires no off-street parking (Restricted Parking)

**27 total required spaces.**

Parking spaces provided: **30** spaces

Open Space Required: 400 sf per Unit (400 X 30 Units = 12,000 sf)

Open Space Provided: 188 sf per Unit (188 sf X 30 Units = 5,640 sf)

# Allele Building: Phase II

148-152 Dorchester Avenue  
South Boston, Massachusetts

## Anticipated Permits and Further Public Review

Pursuant to the requirements of Small Project Review under Article 80 of the Boston Zoning Code, the proposed project shall undergo further public comment and community process. Again, the Proposed Project is an addition to a previously approved project which was anticipated by the community and the residents of the existing condominium building. Prior to submitting this Article 80 Application, the project team revisited the matter of this proposed addition with local elected and appointed officials, the residents of the existing Allele building and the West Broadway Neighborhood Association. This application includes the input received in the preliminary outreach process with interested parties.

The table below lists the public permits and approvals that are anticipated to be required for the project.

### Anticipated Permits and Approvals

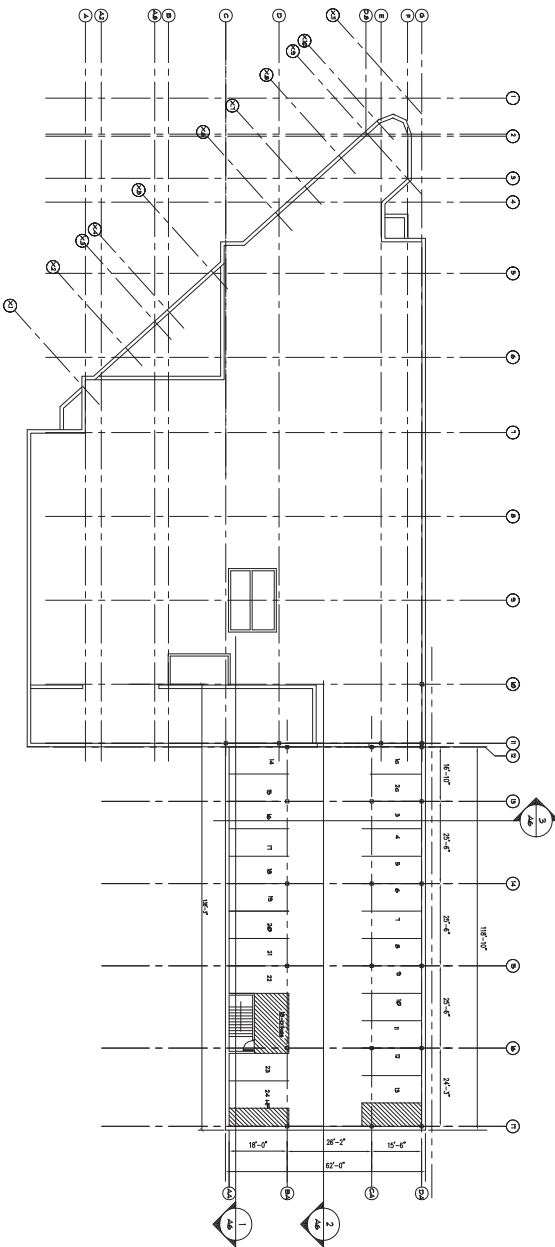
AGENCY		APPROVAL	
City	Boston Redevelopment Authority	◆	Article 80 Small Project Review Application
	Boston Transportation Department	◆	Construction Management Plan (if required)
	Boston Water and Sewer Commission	◆	Site Plan approval for water and sewer connections
	Public Improvement Commission	◆	Specific repair plan approval & Earth Retention Plan
	Zoning Board of Appeals	◆	Variances & Conditional Use
	Public Works Department	◆	Curb Cut Permit

# **Allele Building: Phase II**

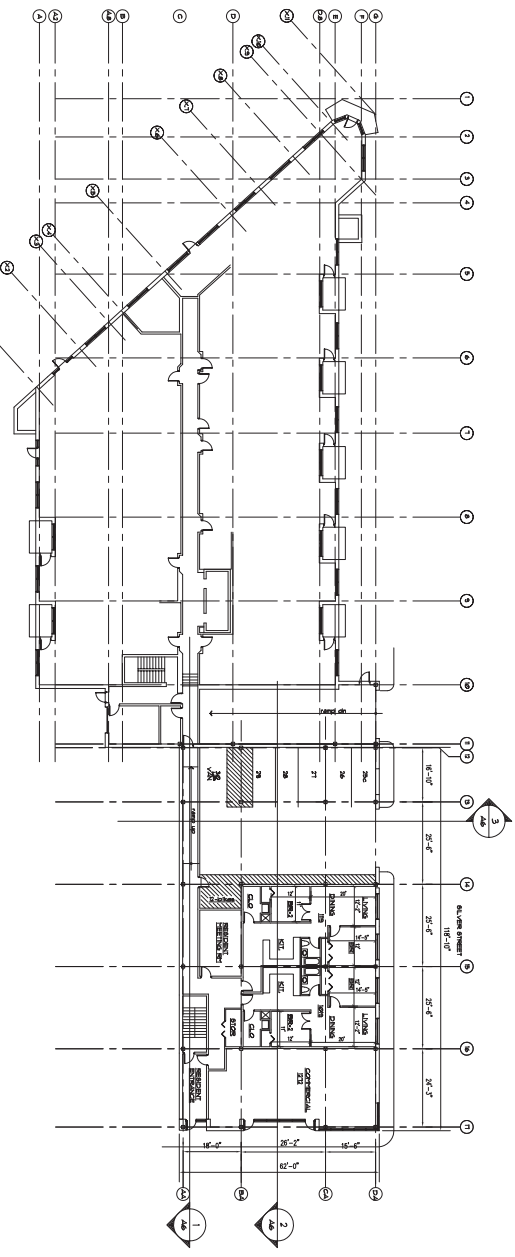
148-152 Dorchester Avenue  
South Boston, Massachusetts

## **Appendix A: Architectural Plans and Elevations**

1  
SUB-LEVEL PARKING  
1/16" = 1'-0"



2  
1ST FLOOR (GROUND)  
1/16" = 1'-0"



A1

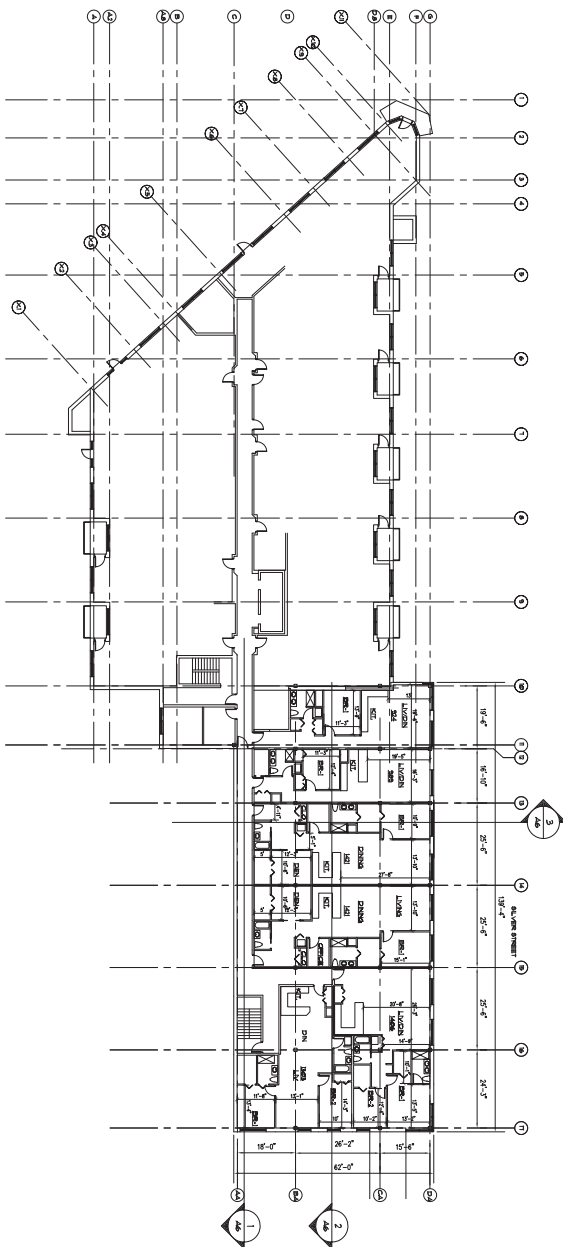
FLOOR PLANS

NUNES • TRABUCCO • ARCHITECTS  
3150 Chestnut Street  
Needham, Massachusetts 02192  
978-445-8900

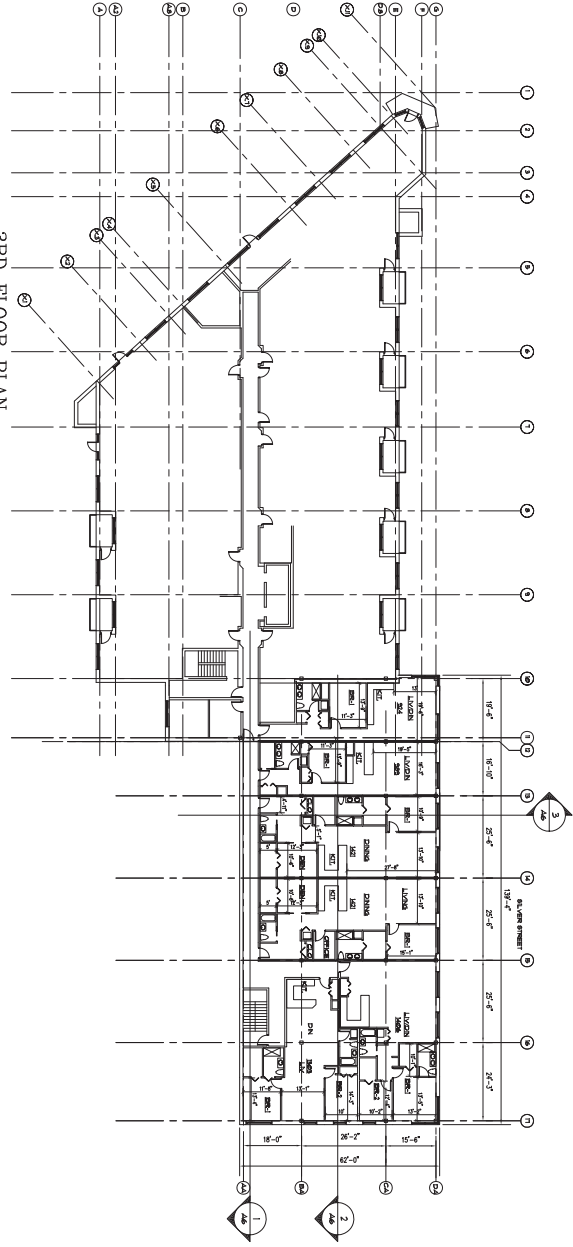
ADDITION TO:  
150 DORCHESTER AVE  
SOUTH BOSTON, MA

NO.	REVISIONS

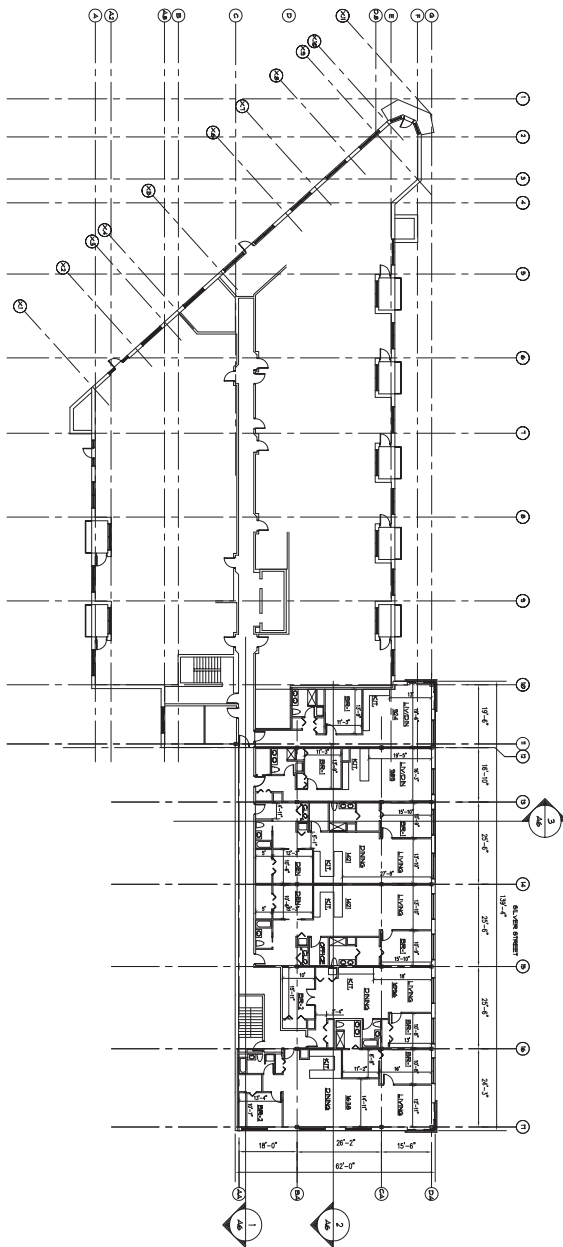
These drawings constitute the entire contract for the project. No other drawings, specifications, or conditions shall be used unless specifically stated otherwise. The contractor shall be responsible for obtaining all necessary permits and approvals. The architect shall not be responsible for any errors or omissions on the part of the contractor or any other party. All dimensions are in feet and inches unless otherwise noted.



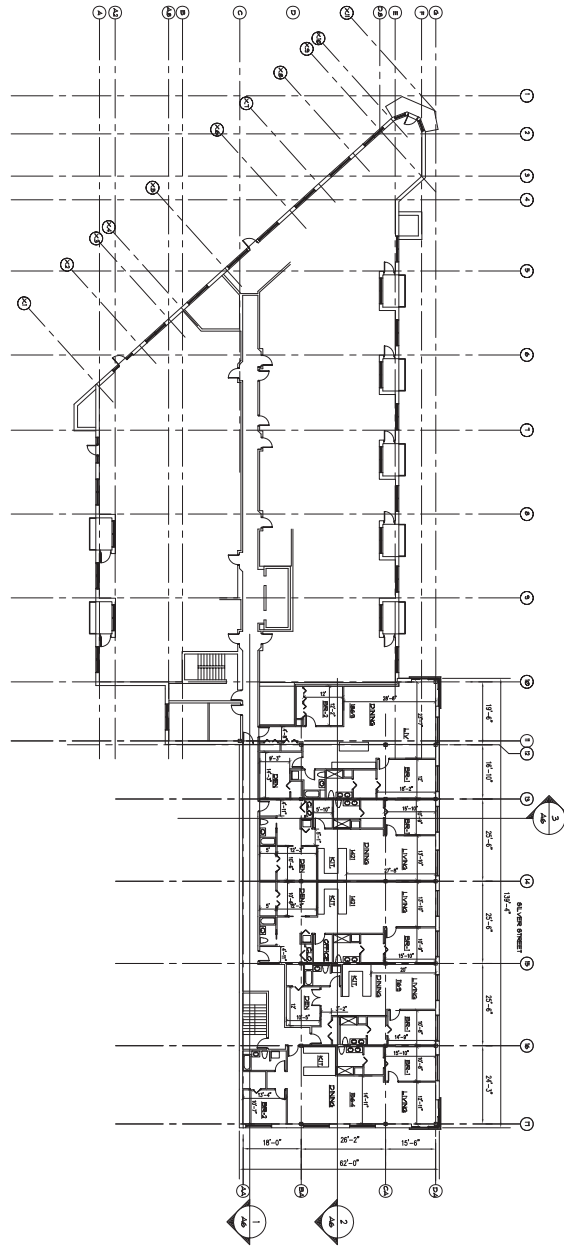
1  
2ND FLOOR PLAN  
1/8" = 1'-0"



2  
3RD FLOOR PLAN  
1/8" = 1'-0"



1  
4TH FLOOR PLAN  
1/8" = 1'-0"



2  
5TH FLOOR PLAN  
1/8" = 1'-0"

A3

FLOOR PLANS

NUNES-TRABUCCO-ARCHITECTS  
3150 Chestnut Street  
Needham, Massachusetts 02192  
Tel: 781-444-6018

ADDITION TO:  
150 DORCHESTER AVE  
SOUTH BOSTON, MA

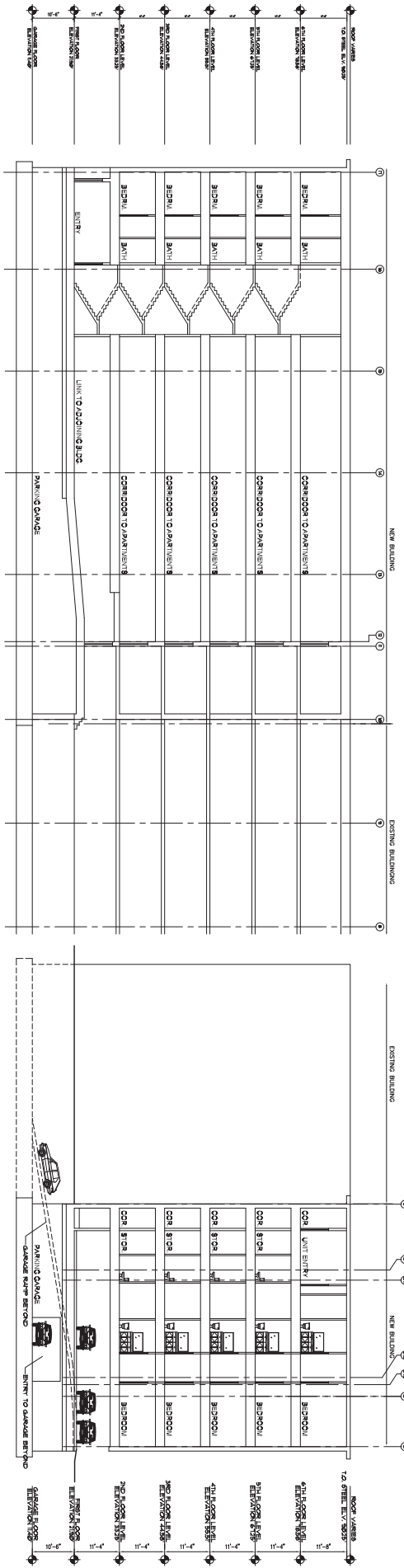
NO.	REVISIONS

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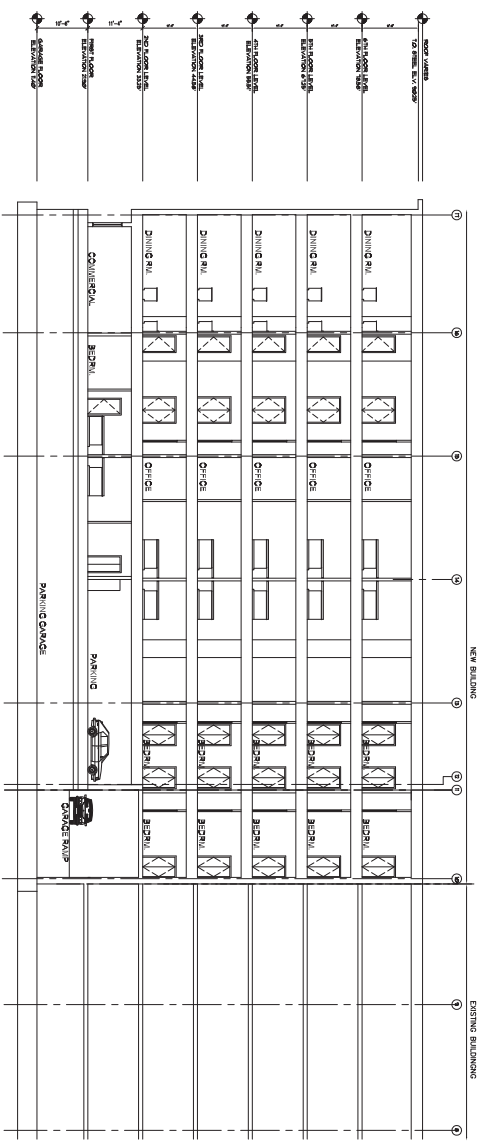






1  
A6  
3/8" = 1'-0"

3  
A6  
3/8" = 1'-0"



2  
A6  
3/8" = 1'-0"

A6

NO.	REVISIONS

ADDITION TO:  
150 DORCHESTER AVE  
SOUTH BOSTON, MA

NUNES • TRABUCCO • ARCHITECTS  
3150 Chestnut Street  
Needham, Massachusetts 02192  
Tel: 617-444-8800

SECTIONS

A6

Nunes Trabucco Architects warrants the accuracy of the drawings to the extent that they are based on the data furnished to it by the client. It does not warrant, represent or assume any liability for errors or omissions in the drawings or for any consequences that may arise from the use of the drawings. The drawings are the property of Nunes Trabucco Architects and shall remain the property of Nunes Trabucco Architects.

## **Allele Building: Phase II**

148-152 Dorchester Avenue  
South Boston, Massachusetts

### **Appendix B: Permitting Applications and Appeals**

(See attached ISD Zoning and Building Code Refusals and Appeals regarding Permit Application #ALT228023.)

Z416

\$ 1950

(2)



Thomas M. Menino  
Mayor

### Boston Inspectional Services Department Planning and Zoning Division

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

### ZONING CODE REFUSAL

Gary P. Moecia  
Inspector of Buildings

7-24-2013  
April 12, 2013

(12)

**BERNARD MCFARLAND**  
15 CEFALO  
BOSTON, MA 02132

**Location:** 148-152 DORCHESTER AV SOUTH BOSTON / SOUTH BOSTON MA 02127  
**Ward:** 06  
**Zoning District:** South Boston  
**Zoning Subdistrict:** M-1 (H-1 used)/ based code  
**Appl. # :** ALT228023  
**Date Filed:** March 18, 2013  
**Purpose:** Combine this lot with Parcel 0600069000 and build an addition To consist of roof decks, 30 dwelling units with a mix of one and two bedroom units, and one small commercial unit at ground level on "A" St. One level of parking below grade and some additional parking on the first level. As per plans.

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:

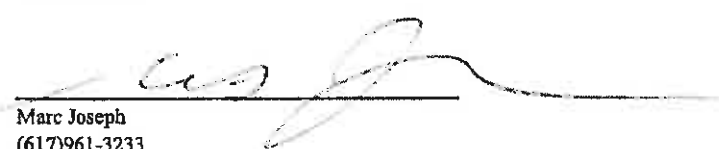
<u>Violation</u>	<u>Violation Description</u>	<u>Violation Comments</u>
Art. 08 Sec.07	Use: Conditional	Multi family residential dwelling unit use is conditional.
Art. 09 Sec. 01 **	Extension of Non Conforming Use	Extension of a non conforming use
Art. 13 Sec. 04	Dwellings in Nonresidential district	Dwellings in non residential district
Art. 14, Section 2 **	Lot Area for Additional Dwelling Unit(s) Insufficient	Lot area for the new proposed dwelling units is insufficient
Art. 15 Sec. 01	Floor Area Ratio excessive	Floor area ratio excessive
Art. 17 Sec. 01	Usable open Space Insufficient	Usable open space insufficient
Art. 18 Sec. 01	Front Yard Insufficient	Front yard insufficient (A Street side)
Art. 18 Sec. 01	Front Yard Insufficient	Front yard insufficient (Silver Street side)
Art. 18 Section 3 **	Traffic Visibility Across Corner Insufficient	Accross corner visibility for traffic insufficient
Art. 19 Sec. 01	Side yard insufficient	Side yard insufficient
Art. 80E Sec. 2	App sm proj review	Small project review applicability
Article 16, Section 1 **	Height Excessive	Height excessive (2 1/2 stories max allowed)
Article 16, Section 1 **	Height Excessive	Height excessive (35ft max allowed)

BERNARD MCFARLAND  
15 CEFALO  
BOSTON, MA 02132

April 12, 2013

**Location:** 148-152 DORCHESTER AV SOUTH BOSTON / SOUTH BOSTON MA 02127  
**Ward:** 06  
**Zoning District:** South Boston  
**Zoning Subdistrict:** M-1 (H-1 used)/ based code  
**Appl. # :** ALT228023  
**Date Filed:** March 18, 2013  
**Purpose:** Combine this lot with Parcel 0600069000 and build an addition To consist of roof decks, 30 dwelling units with a mix of one and two bedroom units, and one small commercial unit at ground level on "A" St. One level of parking below grade and some additional parking on the first level. As per plans.

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.



Marc Joseph  
(617)961-3233  
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.

This form must be completed and signed by the owner-of-record, their attorney and/or authorized agent. If form is not signed by property owner, please attach a signed letter of authorization designating the authorized agent.



**APPEAL**  
under Boston Zoning Code

Boston, Massachusetts ..... July 24, 2013

To the Board of Appeal in the Inspection Services Department of the City of Boston:  
The Owner

The undersigned, being .....  
The Owner(s) or authorized agent

of the lot at 148-152 Dorchester Avenue 6 South Boston/M-1  
number street ward district

hereby appeal(s) under St. 1956, c. 665, s. 8, to the Board of Appeal in the Inspectional Services Department of the City of Boston the action taken by Inspectional Services Commissioner as outlined in the attached refusal letter.

**DESCRIBE IN DETAIL THE REASON(S) FOR THIS APPEAL**

This appeal seeks permission to combine the lot with Parcel 0600069000 and construct an additional structure onto the existing building to consist of thirty (30) new residential dwelling units with roof decks, ground level commercial space and on-site parking below and at grade, as per plans.

**STATE REASONS FOR THIS PROPOSAL**

Allowance of the within appeal will enable the Appellant to improve and convert an adjacent, under-utilized lot into much-needed residential housing with appropriate commercial space and on-site parking, by combining it with its recent redevelopment of the overall property site. The proposed new building will appropriately connect to the existing building and better conform to the character of the immediate neighborhood.

**PROVIDE REASONS WHY BOARD SHOULD GRANT RELIEF**

Appellant submits that the Board should grant the requested relief, as the scope of the proposed project is consistent with the context of the West Broadway neighborhood, and in furtherance of the planning goals for the overall site. The proposed project will also activate a vacant and under utilized parcel by appropriately combining it into a vibrant existing mixed-use building.

**COMMENTS**

For these and other reasons more precisely enumerated at the public hearing before the Board, the Appellant respectfully requests the allowance of the within appeal.

OWNER South Boston, LLC

AUTHORIZED AGENT Joseph P. Hanley, Esq. *(Signature)*

ADDRESS McDermott, Quilty & Miller LLP  
131 Oliver Street, 5th Floor  
Boston, Massachusetts 02110

TELEPHONE (617) 946-4600

FAX (617) 946-4624

\$ 150.

SW



**Boston Inspectional Services Department  
Building and Structures Division**

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

Thomas M. Menino  
Mayor

Gary P. Moccia  
Inspector of Buildings

July 24, 2013 <sup>SD</sup> **BUILDING CODE REFUSAL**  
~~April 12, 2013~~

BERNARD MCFARLAND  
15 CEFALO  
BOSTON, MA 02132

Re: Application # : ALT228023  
Date Filed: March 18, 2013  
Location: 148-152 DORCHESTER AV SOUTH BOSTON / SOUTH BOSTON  
Ward: 06  
Purpose: Combine this lot with Parcel 0600069000 and build an addition To consist of roof decks, 30 dwelling units with a mix of one and two bedroom units, and one small commercial unit at ground level on "A" St. One level of parking below grade and some additional parking on the first level. As per plans.

Your application requires Building Code Relief, as same would be in violation of Massachusetts State Building Code 780 CMR - Eighth Edition, Chapter 802, acts of 1972, as amended to wit:

Violation:	Violation Description:	Violation Comments:
Architectual Access Board	521 CMR	521 CMR 28.00: ELEVATORS  28.1 GENERAL  In all multi-story buildings and facilities, each level including mezzanines, shall be served by a passenger elevator. If more than one elevator is provided, each passenger elevator shall comply with 521 CMR 28. Accessible elevators shall be on an accessible route and located within the space with which it is intended to serve.
Architectual Access Board	521 CMR	3.2 NEW CONSTRUCTION  All new construction of public buildings/facilities shall comply fully with 521 CMR.

\_\_\_\_\_  
Marc Joseph  
for the Commissioner  
(617)961-3233

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.



B2

This form to be filed in duplicate with the Inspectional Services Department  
(Form A)



**APPEAL**

BOSTON,

July 24, 2013

~~XX~~

**TO THE INSPECTIONAL SERVICES COMMISSIONER OF THE CITY OF BOSTON:**

The undersigned hereby appeals to the Board of Appeal from the following decision of the Inspectional Services Commission made April 12, 2013 and updated thereafter ~~XX~~

Re: Application No. ALT228023  
Filed: March 18, 2013

Location: 148-152 Dorchester Avenue, South Boston

Purpose: Combine lot with Parcel 0600069000 and build an addition to existing building to consist of thirty (30) dwelling units with roof decks; one commercial unit at ground level; below grade parking and parking at grade all per plans.

Your application requires Building Code Relief, as same would be in violation of Massachusetts State Building Code 780 CMR - Eighth Edition, Chapter 802, acts of 1972, as amended to wit:

Architectural Access Board - 521 CMR 28.00 Elevators

28.1 General. In all multi-story buildings and facilities, each level including mezzanines, shall be served by a passenger elevator. If more than one elevator is provided, each passenger elevator must comply with 521 CMR 28. Accessible elevators shall be on an accessible route and located within the space with which it is intended to serve.

Architectural Access Board - 521 CMR 3.2 New Construction

All new construction of public buildings/facilities shall comply fully with 521 CMR.

The appellant South Boston, LLC here states briefly the grounds of and reasons for his appeal from the decision of the Inspectional Services Commissioner above referred to

The Appellant hereby appeals the referenced violations, as the scope of the work associated with this appeal is the most practical, appropriate and safe means to design the subject structure. In this regard, the Appellant submits that the proposed work is consistent with the spirit and intent of the Building Code, and is aimed at designing and developing a contextually appropriate building that will become part of the fabric of the neighborhood. The project also includes specific measures to assure proper access for persons with disabilities and mitigate any potential impacts from the proposed addition to the existing building. For these and other reasons more precisely enumerated at the public hearing before the Board, the appellant respectfully requests the allowance of the within appeal.

Signature *Joseph P. Hanley*  
Joseph P. Hanley, Esq. ~~ES~~  
Authorized Agent for South Boston, LLC  
Address 131 Oliver Street, 5th Floor  
Boston, MA 02110