

# 30 B Street

South Boston, Massachusetts



Application for Article 80 Small Project Review  
**Boston Redevelopment Authority**

Owner/Developer: **GFC Development, Inc.**  
Architect: **Embarc Studio Architecture + Design**  
Legal Counsel: **McDermott, Quilty & Miller, LLP**

# 30 B Street

South Boston, Massachusetts

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McDERMOTT, QUILTY & MILLER LLP

131 OLIVER STREET - 5<sup>TH</sup> FLOOR

BOSTON, MASSACHUSETTS 02110

TELEPHONE: 617-946-4600

FACSIMILE: 617-946-4624

May 9, 2014

**VIA HAND DELIVERY**

Brian Golden, Acting Director  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

**Re: Letter of Transmittal for Article 80 Small Project Review Application  
30 B Street, South Boston, Massachusetts**

Dear Acting Director Golden:

As counsel to GFC Development, Inc., the owner/developer of the above referenced property (the "Project Proponent"), I am pleased to submit the enclosed application for Article 80 Small Project Review.

Located at 30 B Street in South Boston, the proposed project seeks to raze Three (3) existing structures and replace them with a Five (5) story residential building (the "Proposed Project"). The Proposed Project will consist of Thirty Two (32) residential units and Twenty Eight (28) off-street parking spaces. The existing structures to be razed currently provide no architectural or historical significance.

The Proposed Project will be approximately Forty Two Thousand One Hundred above grade gross square footage (42,100 GSF), with Thirty One (31) residential units for ownership on Four (4) levels of residential space located above a first level housing Two (2) residential units and the off-street parking area. The Proposed Project will also include Four (4) affordable units. The building will be architecturally designed to enhance the existing neighborhood and complement the character and unique elements of the neighborhood.

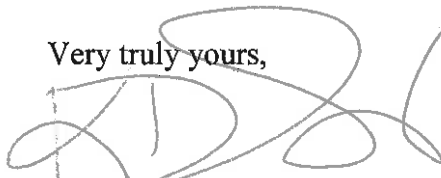
The Proposed Project is also in close proximity to public transportation; specifically the project site is a Six (6) minute walk to Broadway Station on the Massachusetts Bay Transportation Authority's (the "MBTA") Red Line and Bus Routes #9, #11, and #47 providing service options to Cambridge, points in downtown Boston, and within the South Boston neighborhood.

Brian Golden  
May 9, 2014  
Page Two

Prior to making this submission, the Project Proponent engaged in productive discussions with multiple local neighborhood interest groups, the BRA's project development and design staff, as well as certain local elected and appointed officials regarding the Proposed Project. In particular, the Project Proponent discussed its plans with immediate abutters and nearby residents, and it presented the Proposed Project at a community meeting before the West Broadway Neighborhood Association and St. Vincent's Neighborhood Association. A copy of the Building Department refusal letter and the Project Proponent's related appeal for the Proposed Project are also included in this application.

Thank you for your time and consideration of this application, and on behalf of GFC Development, Inc., we look forward to working with you towards a successful outcome of this project.

Very truly yours,

A handwritten signature in black ink, appearing to read 'K. Simao', written over a faint rectangular stamp.

Karen D. Simao, Esq.

Enclosures

cc: GFC Development, Inc.

## **30 B Street**

South Boston, Massachusetts

### **Development Team**

#### **Developer:**

GFC Development, Inc.  
PO Box 261  
Weston, MA 02493  
Charles Aggouras, President  
(847) 241-8587

#### **Legal Consultant:**

McDermott, Quilty & Miller LLP  
131 Oliver Street, 5<sup>th</sup> Floor  
Boston, MA 02110  
Karen D. Simão, Esq.  
(617) 946-4600

#### **Architect:**

Embarc Studio Architecture + Design  
319 A St. Suite 5B  
Boston, MA 02210  
Dartagnan Brown, Principal  
(617) 426-6800

#### **Civil Engineer:**

Greater Boston Survey and Engineering  
19 Fredith Road  
Weymouth, MA 02189  
Paul J. Tyrell PE, PLS, LEED AP  
(781) 413-7029

# 30 B Street

South Boston, Massachusetts

## Project Description

Located at 30 B Street in Boston's South Boston neighborhood, the project seeks to raze Three (3) existing structures and replace them with a Five (5) story residential building (the "Proposed Project"). The Proposed Project will consist of Thirty Two (32) new residential units and Twenty Eight (28) off-street parking spaces. Existing structures to be razed currently provide no architectural or historical significance.

The Proposed Project will be approximately Forty Two Thousand One Hundred above grade gross square footage (42,100 GSF), with Thirty Two (32) residential units for ownership on Four (4) levels of residential space located above a first level housing Two (2) residential units and a parking area. The first level parking and residential unit also contains building storage and a mechanical room. The building will be architecturally designed to enhance the existing neighborhood and complement the character and unique elements of the neighborhood.

## Unit Mix

### Level 1

(1) Unit at 770 Gross Square Footage (GSF)	1 Bedroom
(1) Unit at 980 GSF	2 Bedrooms

### Levels 2-4

(6) Units at 1,300 Gross Square Footage (GSF)	3 Bedrooms
(3) Units at 1,325 GSF	2+ Bedrooms
(6) Units at 1,275 GSF	2 Bedrooms
(6) Units at 895 GSF	1 Bedroom
(3) Units at 820 GSF	1 Bedroom

### Penthouse Level (5<sup>th</sup> Level)

(1) Unit at 1,690 Gross Square Footage	3 Bedrooms
(1) Unit at 1,600 GSF	3 Bedrooms
(2) Units at 1,200 GSF	2 Bedrooms
(2) Units at 800 GSF	2 Bedrooms

## **30 B Street**

South Boston, Massachusetts

### **Project Site**

Located in the West Broadway section of the South Boston neighborhood, the Proposed Project site consists of 13,575 square feet of land with direct vehicular access to West 6<sup>th</sup> Street and pedestrian access from West 6<sup>th</sup> Street and B Street.

### **Neighborhood Context**

The uses in the immediate area are commercial along the blocks running parallel to the north by north west side of B Street. Across B Street to the south by south east there are multi-family residential dwellings.

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

The proposed project will result in the demolition and residential conversion of a number of blighted and dilapidated structures. In particular, the project will provide much-needed residential rental housing in a manner that is consistent with and complimentary to the surrounding neighborhood, thereby enhancing the residential nature of the community. The rehabilitation and conversion of this property into much-needed residential housing will also designate Six (6) 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.

In addition to the creation of housing and designation of certain affordable units, the proposed project will create approximately One Hundred and Ten (110) construction jobs as well.

## **30 B Street**

South Boston, Massachusetts

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

As part of the Proposed Project the new residential building will include off-street parking for Twenty Eight (28) vehicles, One (1) of which will be designated for a handicap van. The off-street parking is offered to mitigate potential parking and traffic issues associated with the project. The parking will be directly accessible from a new curb-cut entrance on West 6<sup>th</sup> Street. 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. Specifically, the project site is a Six (6) minute walk to Broadway Station on 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.

### **Project Cost and Financing**

The Proposed Project is estimated to cost Thirteen Million Dollars (\$13,000,000.00). The Developer has a longstanding relationship with Needham Bank and expects to utilize their services to finance the construction.

### **Project Time Frame**

The Developer plans to commence construction of the Proposed Project approximately Three (3) months following final approval by the Boston Redevelopment Authority and the Boston Zoning Board of Appeal. Construction is expected to last approximately Twelve (12) months.



## 30 B Street

South Boston, Massachusetts

### Neighborhood Context





SOUTH CORNER OF SITE



WEST CORNER OF SITE, ACROSS BI-PASS ROAD



6TH STREET TERMINATION



EAST CORNER OF SITE



B STREET



3 STORY HOUSING ACROSS 'B' STREET

# 30 B Street

South Boston, Massachusetts

## Zoning Analysis

**District:** Base Code (South Boston Map 4)

**Sub District:** L-.5 (H-1 for Dimensional Requirements of lot area, lot width, and lot setbacks)

**Uses:** Multi-family dwelling is an ALLOWED use.

<u>DIMENSIONAL</u>	<u>Required</u>	<u>Provided</u>
Lot Size Minimum:	5,000 sq. ft.	<b>13,575 sq. ft.</b>
Lot Size Minimum: For each add'l. dwell. unit	1,000 sq. ft.	<b>238 sq. ft.</b>
FAR:	0.5	<b>3.12</b>
Setbacks:		
Front Yard (B Street):	20 ft.	<b>0'</b>
Front Yard (W. 6 <sup>th</sup> Street):	20 ft.	<b>0'</b>
Side Yard:	10 ft. + (.05*L)	<b>0.17' (1st level) 13.39'; 15.91' (above 1st level)</b>
Rear Yard:	10 ft. + (.05*L) < 20 ft. (30 ft. if no conformity to Art. 19, § 19-4)	<b>3.71'; 5.75'</b>
Usable Open Space/Unit:	400 sq. ft.	<b>4,192 sq. ft.</b>
Height (Feet):	35 ft.	<b>57'9" ft.</b>
Height (Stories):	2.5	<b>5</b>
Off Street Parking	37 (1.0/Unit)	<b>28 spaces</b>

# 30 B Street

South Boston, Massachusetts

## Community Outreach and Anticipated Permits

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. Prior to submitting this Article 80 Application, the project team visited the matter of this Proposed Project with local elected and appointed officials, and representatives of the West Broadway Neighborhood Association and St. Vincent’s 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

# **30 B Street**

South Boston, Massachusetts

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

**OWNER**

30 B ACQUISITION LLC  
PO BOX, #261  
WESTON, MA 0293  
617.507.3050

**PROJECT TEAM**

**SURVEYOR**  
GREATER BOSTON SURVEYING  
AND ENGINEERING  
19 FREDITH ROAD  
WEYMOUTH, MA 02189  
617.331.6128

**30 B STREET**  
SOUTH BOSTON, MA 02127

MAY 5, 2014

**REVISIONS**

NO.	DATE	DESCRIPTION

**DRAWING INFORMATION**

ISSUE: ISSUED FOR CONSTRUCTION  
PROJECT # 1347  
DRAWN BY: TEAM  
SCALE: 1/8" = 1'-0"

**DRAWING TITLE**

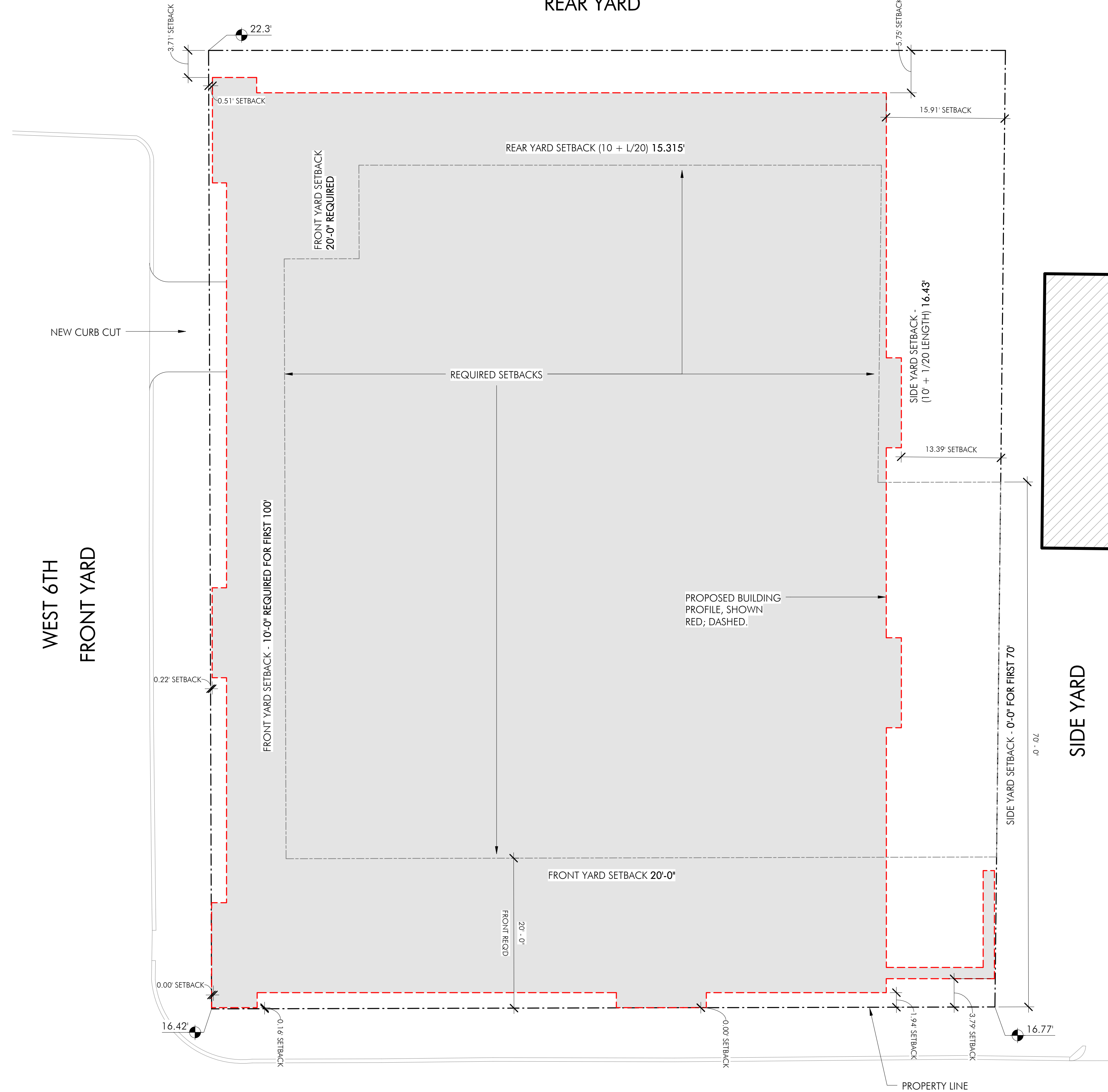
ARCHITECTURAL  
SITE PLAN

**DRAWING NUMBER**

**A001**

S BOSTON BYPASS RD

REAR YARD



PROPOSED BUILDING  
PROFILE, SHOWN  
RED; DASHED.

REAR YARD SETBACK (10 + L/20) 15.31'

FRONT YARD SETBACK  
20'-0" REQUIRED

SIDE YARD SETBACK - 16.43'  
(10 + 1/20 LENGTH)

REQUIRED SETBACKS

FRONT YARD SETBACK - 10'-0" REQUIRED FOR FIRST 100'

FRONT YARD SETBACK 20'-0"

SIDE YARD

SIDE YARD SETBACK - 0'-0" FOR FIRST 70'

B STREET  
FRONT YARD

PROPERTY LINE



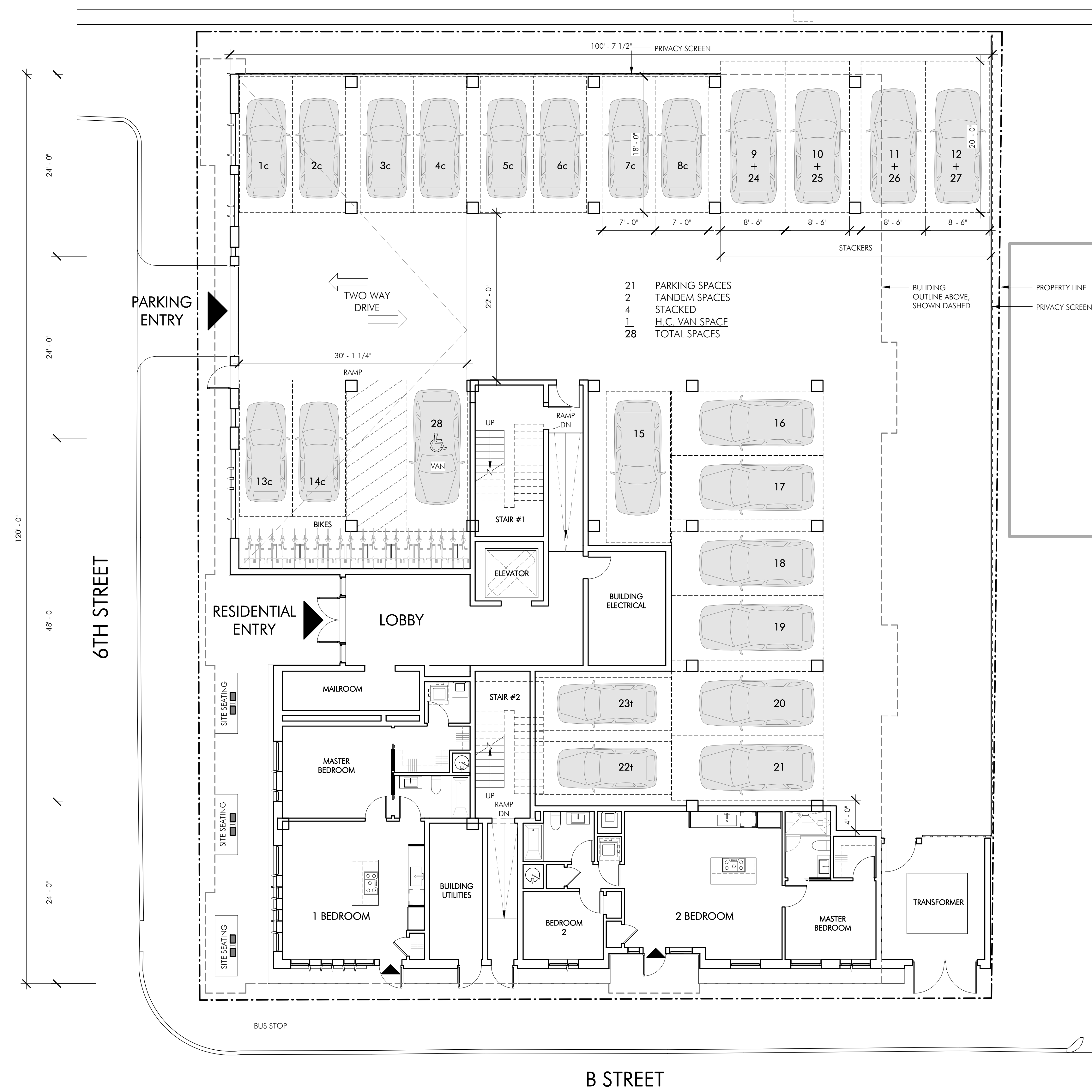
1 SITE SETBACKS AND BUILDABLE AREA  
1/8" = 1'-0"

**OWNER**

30 B ACQUISITION LLC  
PO BOX, #261  
WESTON, MA 0293  
617.507.3050

**PROJECT TEAM**

**SURVEYOR**  
GREATER BOSTON SURVEYING  
AND ENGINEERING  
19 FREDITH ROAD  
WEYMOUTH, MA 02189  
617.331.6128



30 B STREET  
SOUTH BOSTON, MA 02127

MAY 5, 2014

REVISIONS

NO.	DESCRIPTION

DRAWING INFORMATION

ISSUE:	ISSUED FOR CONSTRUCTION
PROJECT #:	1347
DRAWN BY:	TEAM
SCALE:	1/8" = 1'-0"

DRAWING TITLE  
**STREET LEVEL PLAN**

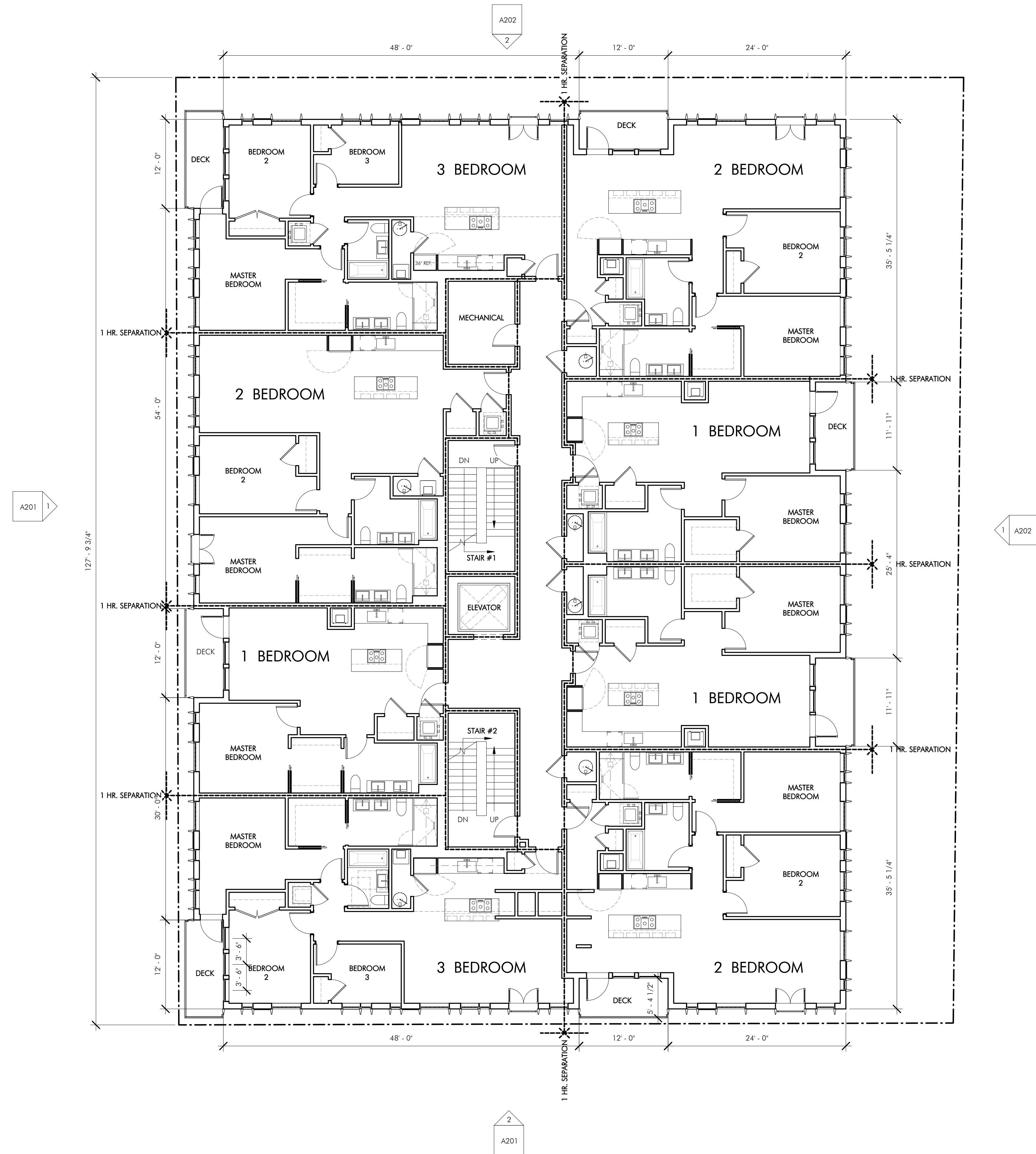
DRAWING NUMBER  
**A101**

**OWNER**

30 B ACQUISITION LLC  
PO BOX, #261  
WESTON, MA 02933  
617.507.3050

**PROJECT TEAM**

**SURVEYOR**  
GREATER BOSTON SURVEYING  
AND ENGINEERING  
19 FREDITH ROAD  
WEYMOUTH, MA 02189  
617.331.6128



**30 B STREET**  
SOUTH BOSTON, MA 02127

MAY 5, 2014

**REVISIONS**

NO.	DESCRIPTION

**DRAWING INFORMATION**

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PROJECT #: 1347  
DRAWN BY: TEAM  
SCALE: 1/8" = 1'-0"

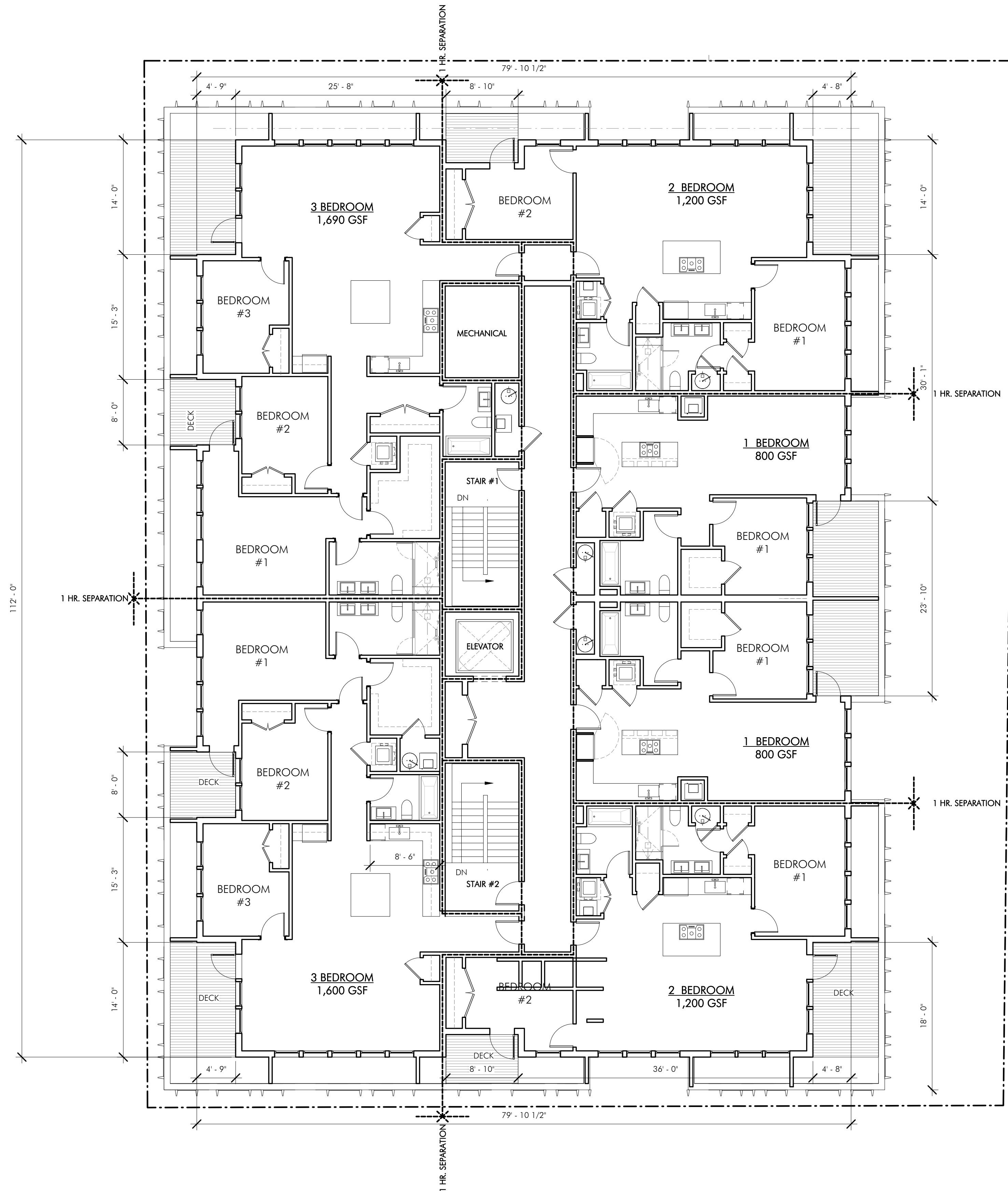
**DRAWING TITLE**

2nd THRU 4th  
LEVEL PLAN

**DRAWING NUMBER**

**A102**





30 B STREET  
SOUTH BOSTON, MA 02127

MAY 5, 2014

REVISIONS

NO.	DATE	DESCRIPTION

DRAWING INFORMATION

ISSUE: ISSUED FOR CONSTRUCTION  
PROJECT #: 1347  
DRAWN BY: TEAM  
SCALE: 1/8" = 1'-0"

DRAWING TITLE

FIFTH LEVEL PLAN

DRAWING NUMBER

**A103**

**OWNER**

30 B ACQUISITION LLC  
PO BOX, #261  
WESTON, MA 0293  
617.507.3050

**PROJECT TEAM**

**SURVEYOR**  
GREATER BOSTON SURVEYING  
AND ENGINEERING  
19 FREDITH ROAD  
WEYMOUTH, MA 02189  
617.331.6128



1 6TH STREET ELEVATION  
1/8" = 1'-0"



2 B STREET ELEVATION  
1/8" = 1'-0"

30 B STREET  
SOUTH BOSTON, MA 02127

MAY 5, 2014

**REVISIONS**

NO.	DATE	DESCRIPTION

**DRAWING INFORMATION**

ISSUE:	ISSUED FOR CONSTRUCTION
PROJECT #	1347
DRAWN BY:	TEAM
SCALE:	1/8" = 1'-0"

**DRAWING TITLE**  
BUILDING ELEVATIONS

**DRAWING NUMBER**

**A201**

**OWNER**

30 B ACQUISITION LLC  
PO BOX, #261  
WESTON, MA 02293  
617.507.3050

**PROJECT TEAM**

**SURVEYOR**  
GREATER BOSTON SURVEYING  
AND ENGINEERING  
19 FREDITH ROAD  
WEYMOUTH, MA 02189  
617.331.6128



30 B STREET  
SOUTH BOSTON, MA 02127

MAY 5, 2014

**REVISIONS**

NO.	DESCRIPTION

**DRAWING INFORMATION**

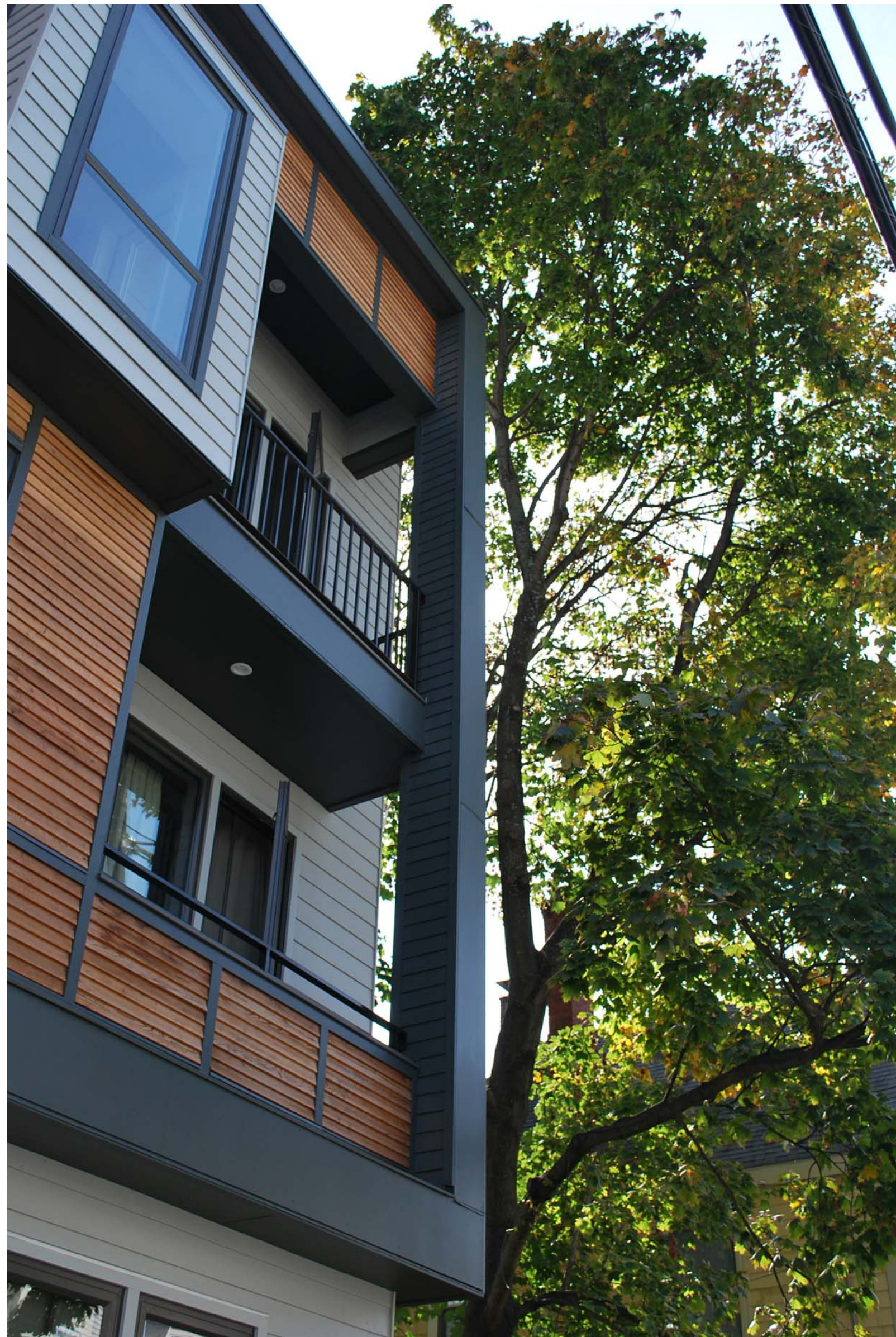
ISSUE: ISSUED FOR CONSTRUCTION  
PROJECT #: 1347  
DRAWN BY: TEAM  
SCALE: 1/8" = 1'-0"

**DRAWING TITLE**

BUILDING  
ELEVATIONS

**DRAWING NUMBER**

**A202**



**CEDAR + CEMENTITIOUS BOARD**  
34-40 CHESTNUT AVE, BOSTON  
EMBARC STUDIO



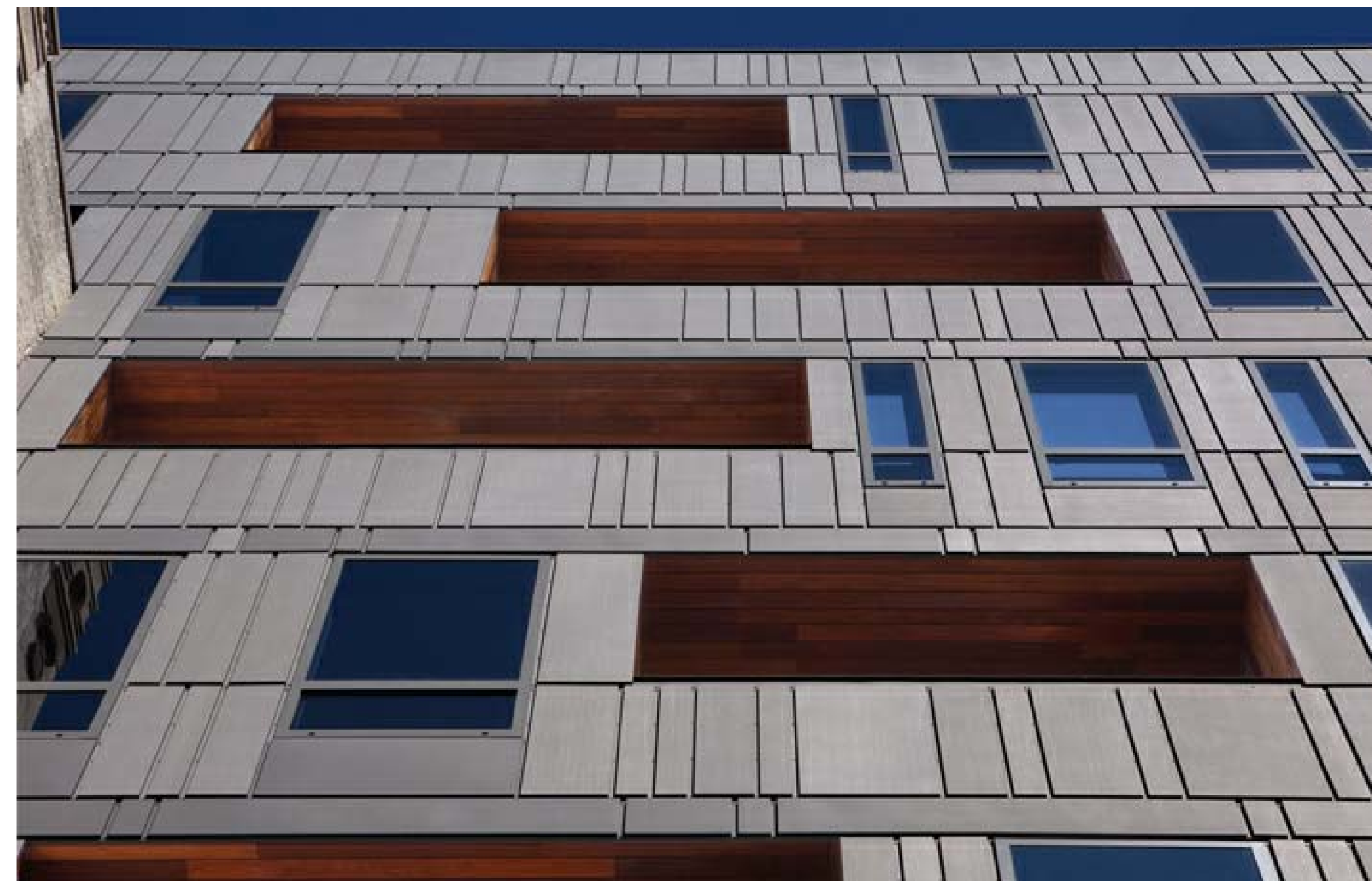
**GRAY IRON SPOT BRICK**  
ONE 7TH AVE, NYC  
ROGERS MARVEL ARCHITECTS



**VARIED WOOD SHIPLAP**  
FOGO ISLAND INN, NEWFOUNDLAND  
SAUNDERS ARCHITECTURE



**WINDOWS AS TEXTURE**  
BROOKLYN ACADEMY OF MUSIC, NYC  
BERNHEIMER ARCHITECTURE



**METAL PANELS + CEDAR INSET**  
GARDEN STREET LOFTS, HOBOKEN  
SHoP ARCHITECTS



**LAPPED CEMENTITIOUS PANELS**  
KALMAR MUSEUM OF ART, SWEDEN  
THAM & VIDEGARD ARKITEKTER

## **30 B Street**

South Boston, Massachusetts

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

(See attached ISD Zoning Code Refusal Letter and Appeal of same regarding Permit Application # ERT339115).

2673

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 Must Be Typed



Thomas M. Menino  
Mayor

**APPEAL**  
under Boston Zoning Code

\$1,800

Boston, Massachusetts April 16, 2014

To the Board of Appeal in the Inspectional Services Department of the City of Boston:

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

of the lot at ..... 30 ..... B ..... 06 ..... South Boston  
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 the Inspectional Services Commissioner as outlined in the attached refusal letter.

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

This appeal seeks permission to raze the existing building on the lot and erect a new building with two (2) commercial units, thirty-seven (37) residential units, and twenty-five parking spaces per plans.

**STATE REASONS FOR THIS PROPOSAL**

Allowance of the within appeal will enable the Appellant to to revitalize a currently underutilized location in a rapidly developing area with a new residential building that is appropriate in size and scope for this location on B Street. Further, allowance of the within appeal will bring new residents to the area and aid in the rehabilitation of the neighborhood.

**PROVIDE REASONS WHY BOARD SHOULD GRANT RELIEF**

Appellant submits that the Board should grant the requested relief, as this appeal seeks to reasonably construct a new building at the premises, replacing an underutilized commercial business with a more appropriate residential use at this location that is in line with current development within the surrounding area. The proposed project will help to accommodate the large demand for housing within the South Boston community while enhancing an underutilized site in the neighborhood.

**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 GFC Development, Inc.  
AUTHORIZED AGENT Karen D. Simao, Esq.  
ADDRESS McDermott, Quilty & Miller, LLP  
131 Oliver Street, 5th Floor  
Boston, Massachusetts 02110  
TELEPHONE (617) 946-4600  
FAX (617) 946-4624





Martin J. Walsh  
Mayor

## Boston Inspectional Services Department Planning and Zoning Division

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

### ZONING CODE REFUSAL

Gary P. Moccia  
Inspector of Buildings

JONATHAN PARKES  
19 SALCOMBE STREET  
BOSTON, MA 02125

March 21, 2014

**Location:** 30 B ST SOUTH BOSTON, MA 02127  
**Ward:** 06  
**Zoning District:** South Boston  
**Zoning Subdistrict:** L-.5; H-1 IS USED  
**Appl. # :** ERT339115  
**Date Filed:** February 24, 2014  
**Purpose:** Erect new building with 1 restaurant with takeout and one store; 37 residential units, and 25 parking spaces. Demolish existing building on lot.

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: Forbidden	Takeout restaurant is a forbidden use
Art. 13 Sec. 04	Dwellings in Nonresidential district	Dwellings in a non residential district
Art. 14 Sec. 14-2	Additional Lot Area Required	Minimum required lot size for the add'l dwelling units is insufficient
Art. 15 Sec. 01	Floor Area Ratio excessive	Floor area ratio is excessive
Art. 17 Section 1 * **	Usable Open Space Insufficient	Minimum required usable open space is insufficient
Art. 18 Sec. 01	Front Yard Insufficient	Minimum required front yard is insufficient
Art. 19 Sec. 01	Side yard insufficient	Minimum required side yard is insufficient
Art. 20 Sec. 01	Rear Yard Insufficient	Minimum required rear yard is insufficient
Art. 23 Section 1 **	Off-Street Parking (Residential) Insufficient	Minimum required off street parking is insufficient
Art. 23 Section 9 **	Design of off-street parking facilities	Off street parking access drive and maneuverability
Article 16, Section 1 **	Height Excessive	Height Excessive (35ft max.)
Article 16, Section 1 **	Height Excessive	Height Excessive (3 stories max. allowed)

JONATHAN PARKES  
19 SALCOMBE STREET  
BOSTON, MA 02125

March 21, 2014

**Location:** 30 B ST SOUTH BOSTON, MA 02127  
**Ward:** 06  
**Zoning District:** South Boston  
**Zoning Subdistrict:** L-.5; H-1 IS USED  
**Appl. # :** ERT339115  
**Date Filed:** February 24, 2014  
**Purpose:** Erect new building with 1 restaurant with takeout and one store; 37 residential units, and 25 parking spaces. Demolish existing building on lot.

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.