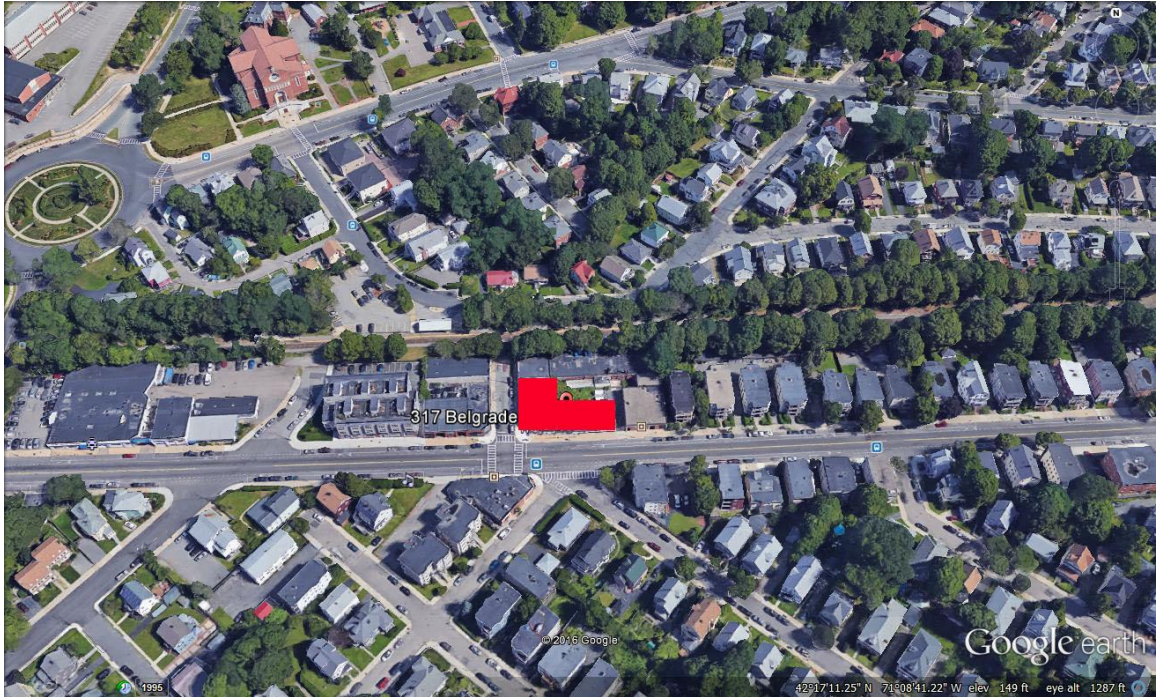


**Boston Redevelopment Authority  
Article 80 Small Project Review Submittal for  
Proposed Residential Building  
317 Belgrade Avenue  
Roslindale, Massachusetts 02131**

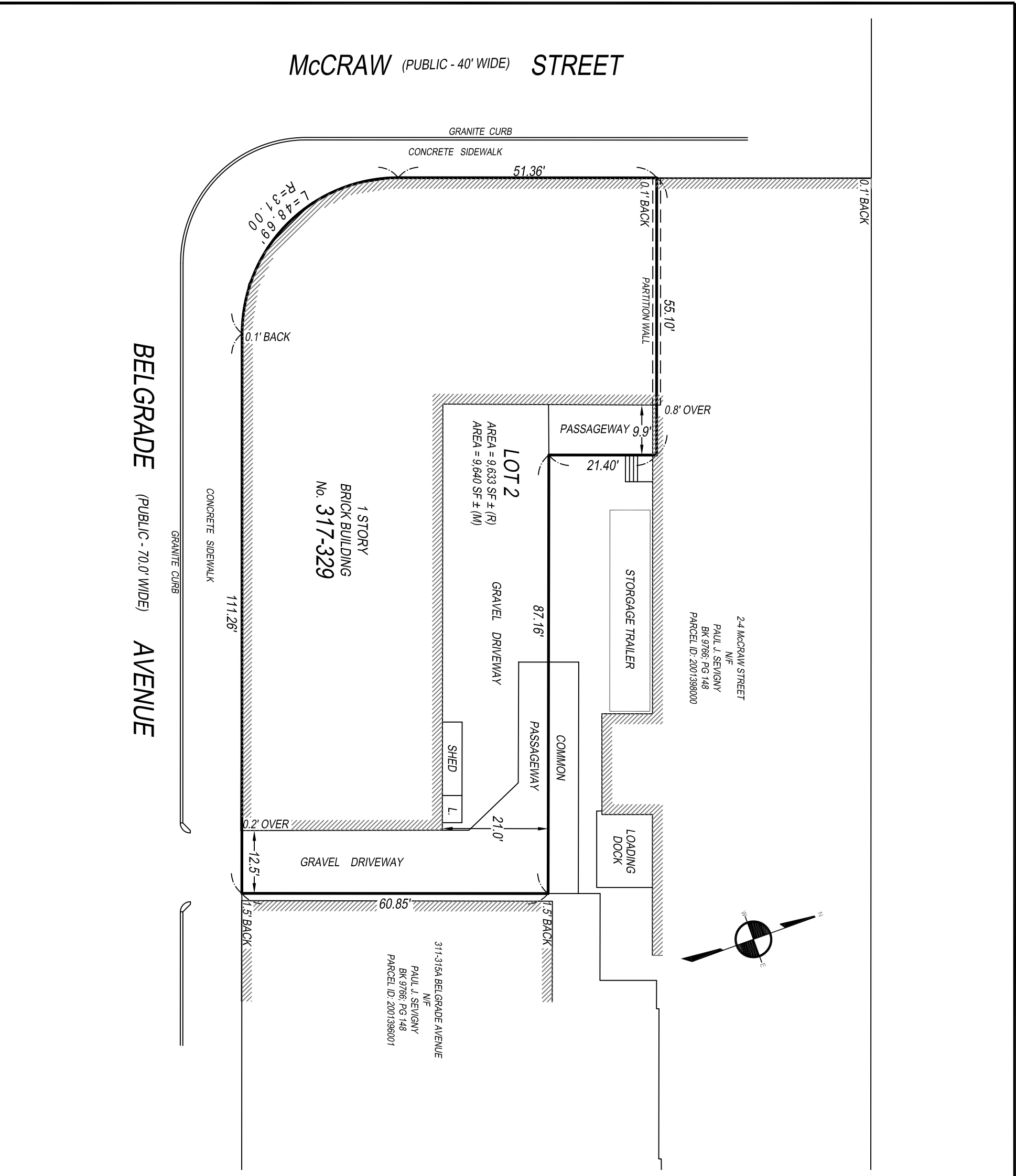


**Architect:**  
**Lucio Trabucco**  
**Nunes Trabucco Architects**  
109 Highland Avenue  
Needham, MA 02482  
Tel: 781-455-9980  
Fax: 781-444-6219

**317 Belgrade Avenue**  
Roslindale, Massachusetts 02131

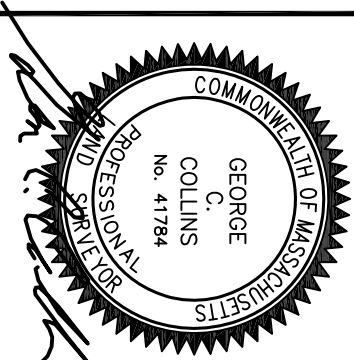


**Location Site Map**



**REFERENCES:**  
 DEED: BK 9045; PG 245  
 PLAN: BK 7241; PG 429  
 BK 2075; PG 241

LAYOUT PLAN:  
 L-3709  
 L-5377



| FIELD BOOK | PAGE | INSP. BY | DRAFT. BY | CHECKED BY |
|------------|------|----------|-----------|------------|
| D35        | 143  | D/T      | SAP       | GCC        |

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF FEBRUARY 16, 2016 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE "X" (AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAN).  
 COMMUNITY-PANEL # 25025C0067G  
 EFFECTIVE DATE: SEPTEMBER 25, 2009

**PREPARED FOR:**  
 JOSEPH MOSS  
 317 BELGRADE AVENUE  
 WEST ROXBURY, MA 02131

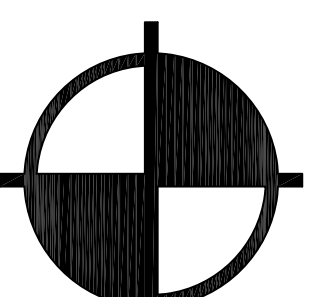
**NOTES:**  
 PARCEL ID: 2001397000

## CERTIFIED PLOT PLAN

LOCATED AT

**317-329 BELGRADE AVENUE  
 WEST ROXBURY, MA**

SCALE: 1 INCH = 20 FEET      DATE: FEBRUARY 19, 2016

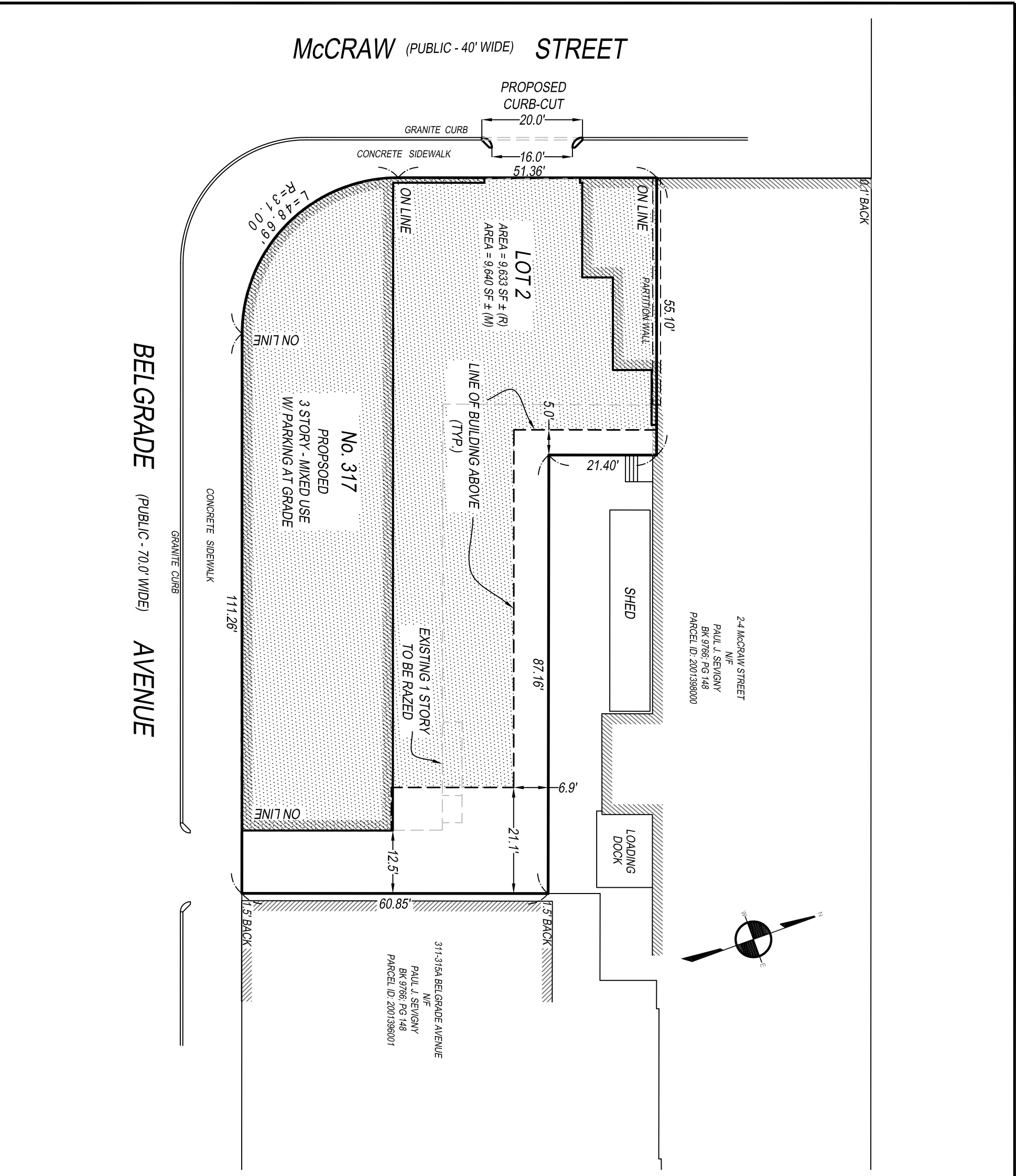


**BOSTON  
 SURVEY, INC.**

UNIT C-4 SHIPWAY PLACE  
 CHARLESTOWN, MA 02129  
 (617)242-1313

JOB #16-00156

FILE #16-00156 - CPP.DWG



**REFERENCES:**  
DEED: BK 9045; PG 245  
PLAN: BK 7241; PG 429  
BK 2075; PG 241

**LAYOUT PLAN:**  
L-3709  
L-5377

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF FEBRUARY 16, 2016 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

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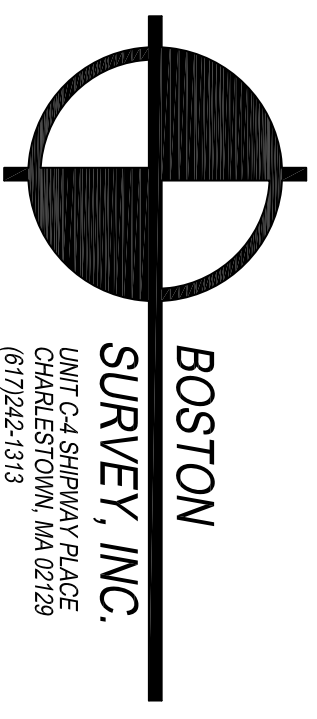
COMMUNITY-PANEL # 250250C0067G  
EFFECTIVE DATE: SEPTEMBER 25, 2009

**PREPARED FOR:**  
JOSEPH MOSS  
317 BELGRADE AVENUE  
WEST ROXBURY, MA 02131

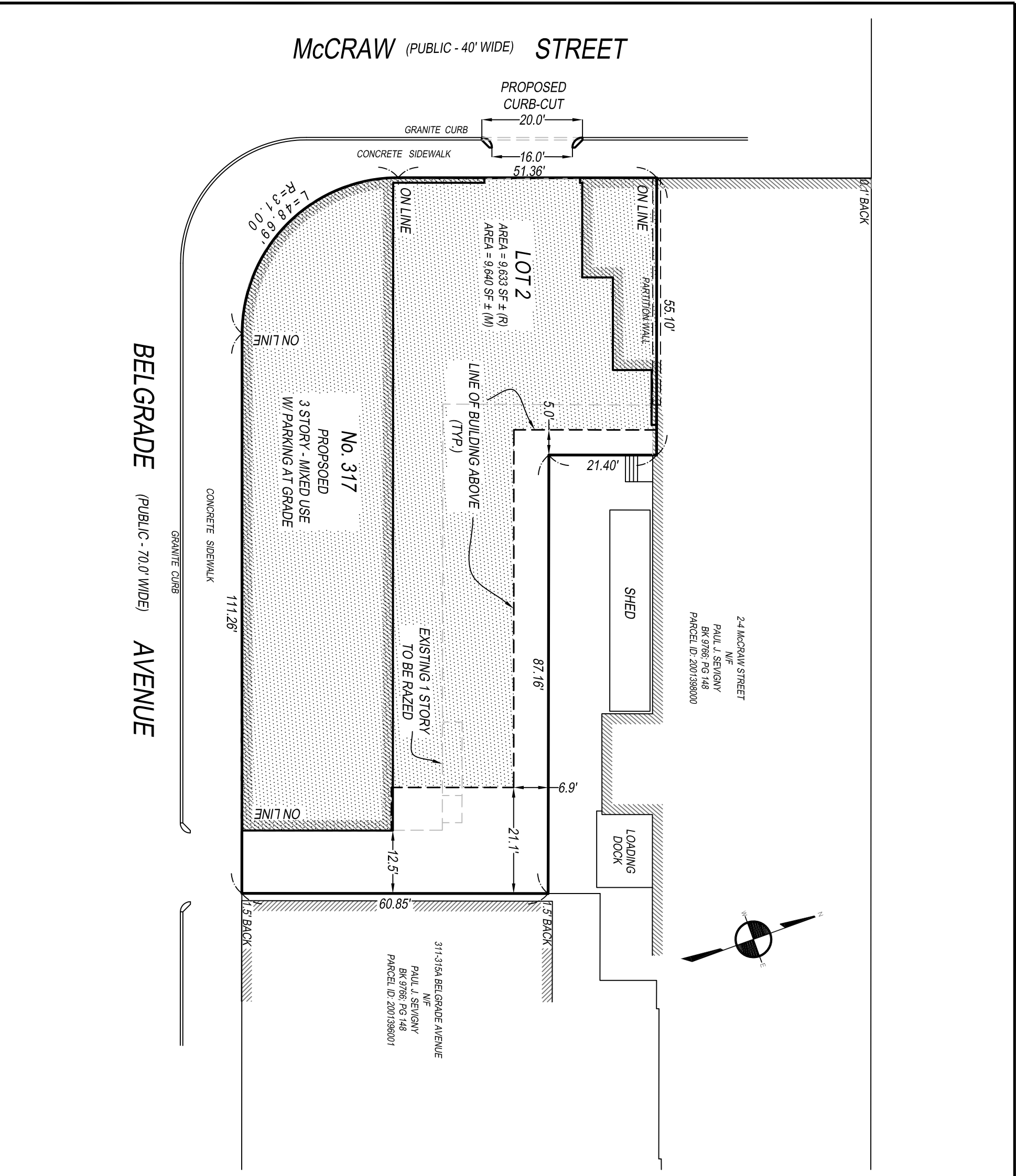
**NOTES:**  
PARCEL ID: 2001397000

**CERTIFIED PLOT PLAN**  
SHOWING PROPOSED CONDITIONS AT  
**317-329 BELGRADE AVENUE**  
**WEST ROXBURY, MA**

**SCALE: 1 INCH = 20 FEET**      **DATE: MAY 20, 2016**



**JOB #16-00156**      **FILE #16-00156 - CPP - R1.DWG**



**REFERENCES:**  
 DEED: BK 9045; PG 245  
 PLAN: BK 7241; PG 429  
 BK 2075; PG 241



LAYOUT PLAN:  
 L-3709  
 L-5377

| FIELD BOOK | PAGE | INSP. BY | DRAFT. BY | CHECKED BY |
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| D35        | 143  | D/T      | SAP       | GCC        |

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COMMUNITY-PANEL # 250250C0067G  
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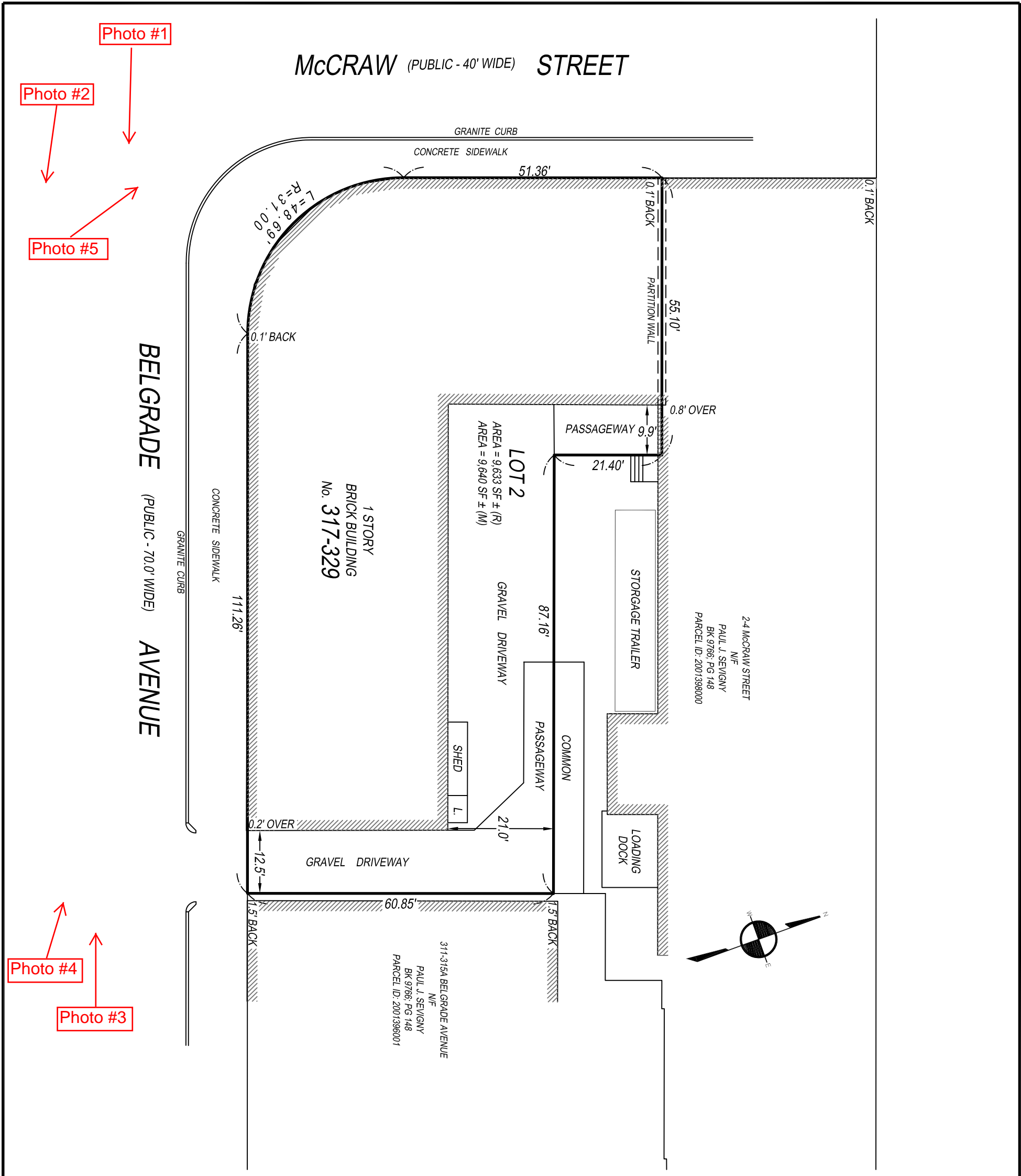
**PREPARED FOR:**  
 JOSEPH MOSS  
 317 BELGRADE AVENUE  
 WEST ROXBURY, MA 02131

**NOTES:**  
 PARCEL ID: 2001397000

**CERTIFIED PLOT PLAN**  
 SHOWING PROPOSED CONDITIONS AT  
**317-329 BELGRADE AVENUE**  
**WEST ROXBURY, MA**  
 SCALE: 1 INCH = 20 FEET  
 DATE: MAY 20, 2016

**BOSTON**  
**SURVEY, INC.**  
 UNIT C-4 SHIPWAY PLACE  
 CHARLESTOWN, MA 02129  
 (617)242-1313

JOB #16-00156 FILE #16-00156 - CPP - R1.DWG



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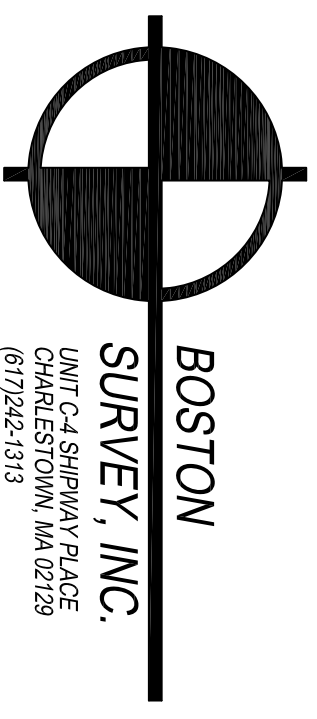
**PREPARED FOR:**  
 JOSEPH MOSS  
 317 BELGRADE AVENUE  
 WEST ROXBURY, MA 02131

**NOTES:**  
 PARCEL ID: 2001397000

**CERTIFIED PLOT PLAN**

LOCATED AT  
**317-329 BELGRADE AVENUE  
 WEST ROXBURY, MA**

SCALE: 1 INCH = 20 FEET      DATE: FEBRUARY 19, 2016



# 317 Belgrade Avenue Roslindale, MA

## Neighborhood Photographs (Current Conditions)



# 317 Belgrade Avenue, Roslindale, MA

## Neighborhood Photographs (Current Conditions)





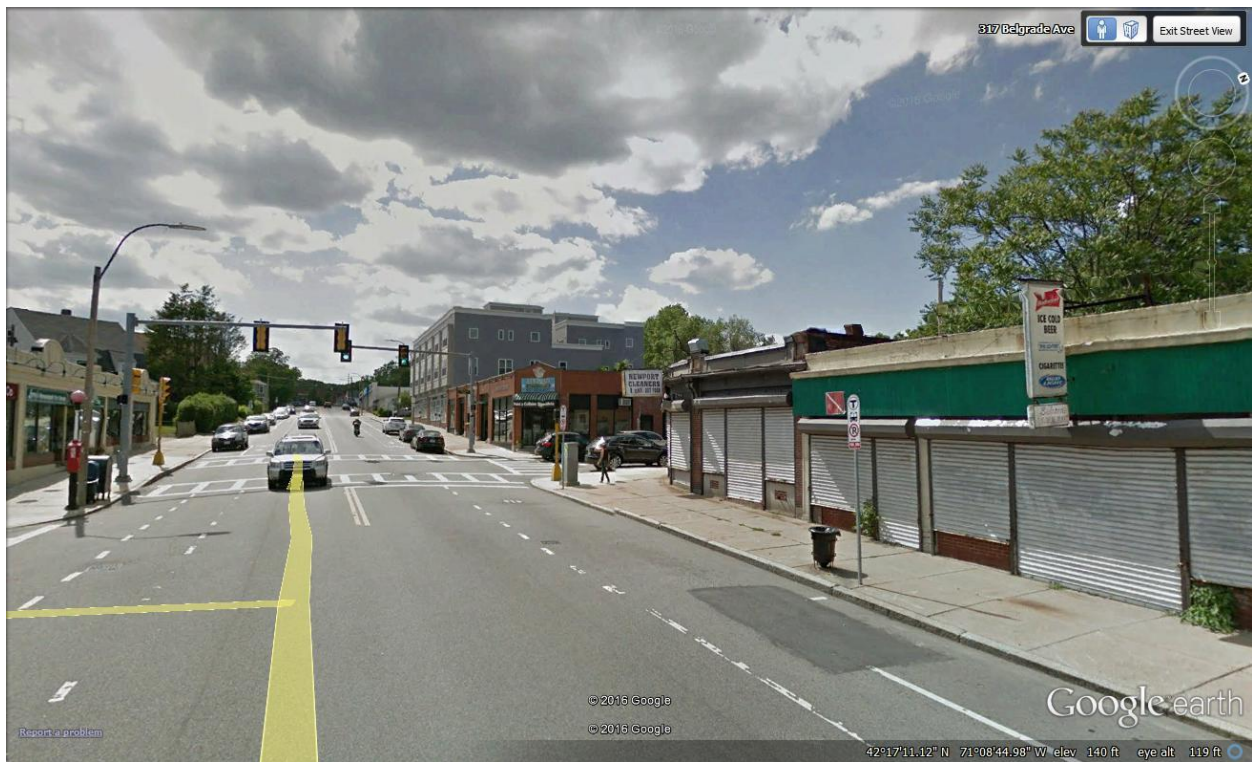
# 317 Belgrade Avenue Roslindale, MA

## Neighborhood Photographs (Current Conditions)



# 317 Belgrade Avenue Roslindale, MA

## Neighborhood Photographs (Current Conditions)



# 317 Belgrade Avenue Roslindale, MA

## Neighborhood Photographs (Current Conditions)





## Table of Contents

|   |         |
|---|---------|
| COVER SHEET   | Page 1  |
| TABLE OF CONTENTS                                     | Page 2  |
| LETTER OF TRANSMITTAL and PROJECT NOTIFICATION FORM   | Page 3  |
| PROJECT TEAM  | Page 5  |
| PROJECT DESCRIPTION/UNIT MIX                          | Page 6  |
| NEIGHBORHOOD CONTEXT                                  | Page 9  |
| PUBLIC BENEFITS: JOB CREATIONS and AFFORDABLE HOUSING | Page 9  |
| TRAFFIC, PARKING and VEHICULAR and AFFORDABLE HOUSING | Page 10 |
| SITE LOCATION MAP                                     | Page 11 |
| EXISTING SITE PLANS                                   | Page 12 |
| PROPOSED SITE PLAN                                    | Page 13 |
| SITE PLAN REFERENCING EXISTING SITE PHOTOS            | Page 14 |
| NEIGHBORHOOD PHOTOGRAPHS                              | Page 15 |
| ZONING ANALYSIS                                       | Page 21 |
| ANTICIPATED PERMITS AND FURTHER PUBLIC REVIEW         | Page 22 |
| APPENDIX "A": Architectural Plans and Elevations      | Page 23 |
| APPENDIX "B": Permitting Applications and Appeals     | Page 25 |



ZONING ANALYSIS FOR 317-325 BELGRADE AVENUE ROSLINDALE, MA  
02131

LOT AREA: 9,640 SF

ARTICLE 67 ROSLINDALE NEIGHBORHOOD DISTRICT

ZONE: NEIGHBORHOOD SHOPPING DISTRICT (NS)

MULTI-FAMILY – ALLOWED  
RETAIL – ALLOWED  
RSTAURANT – ALLOWED

TABLE E – ROSLINDALE NEIGHBORHOOD DISTRICT NEIGHBORHOOD  
BUSINESS SUBDISTRICT DIMENSIONAL REGULATIONS

|   | ALLOWED        | PROVIDED          |
|---|----------------|-------------------|
| MAX FLOOR AREA RATIO (1.0)<br>(2.5) *   | 9,640 SF (1.0) | 24,423 sf         |
| MAX BUILDING HEIGHT<br>FLOORS*          | 35 FT/3 FLOORS | 44 FEET/4         |
| MIN. LOT SIZE                           | NONE           | 9,640 SF          |
| MIN. LOT/DWELLING UNIT                  | N/A            | 469 SF            |
| MIN. USABLE OPEN SPACE<br>DWELLING UNIT | NONE           |                   |
| MIN. LOT WIDTH                          | NONE           | 211.31 FEET       |
| MIN. LOT FRONTAGE                       | NONE           | 211.31 FEET       |
| MIN. FRONT YARD                         | 10 FEET        | STREET            |
| CONFORMITY STREET CONFORMITY            |                |                   |
| MIN. SIDE YARD                          | 10 FEET        | STREET CONFORMITY |

PARKING REQUIREMENTS:

MULTI-FAMILY: 2.0 PARKING SPACES/UNIT      24 Parking Spaces  
RESTAURANT: 0.3 PER SEAT  
RETAIL: 2.0 PARKING SPACES/UNIT  
LOADING: 1 LOADING AREA

# 317 Belgrade Avenue

Roslindale, 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. Prior to submitting this Article 80 Application, however, the project team conducted extensive preliminary outreach with local elected and appointed officials, made presentation to the relevant neighborhood groups, also discussed the proposed project with certain area residents, and business Owners. This application includes the input in the preliminary outreach process including, specifically the exterior wall material as well as the façade along both Belgrade Avenue and McGraw Street

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

| <b>AGENCY</b> |                                  | <b>APPROVAL</b> |  |
|---------------|----------------------------------|-----------------|--|
| <b>City</b>   | Boston Redevelopment Authority   | ◆               | Article 80 Small Project Review Application        |
|               | Boston Public Works Department   | ◆               | Sidewalk improvements                              |
|               | Boston Water & Sewer Commission  | ◆               | Site Plan approval for water and Sewer connections |
|               | Zoning Board of Appeals          | ◆               | Variances  |
|               | Inspectional Services Department | ◆               | Review/Compliance State Building Code              |

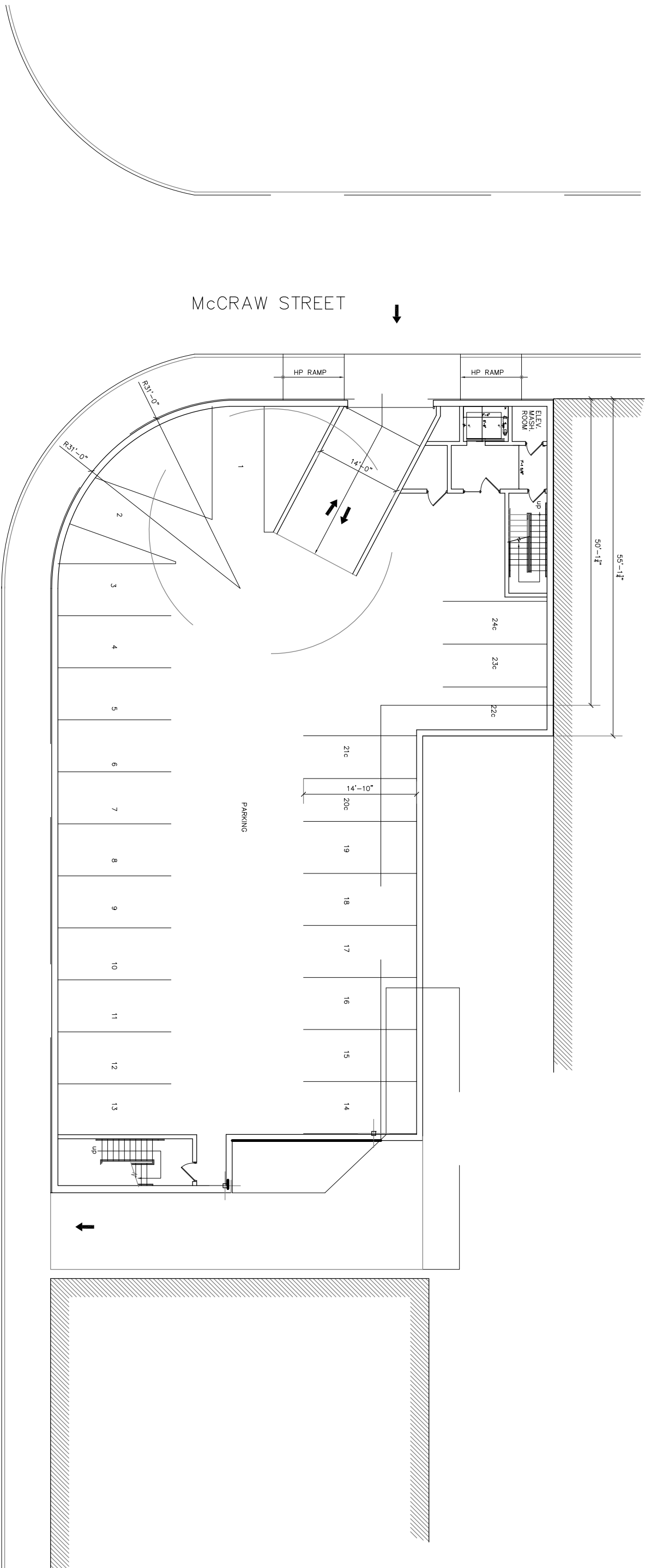
# 317 Belgrade Avenue

Roslindale, Massachusetts 02131

## Appendix A: Site Plans, Architectural Plans and Elevations

### Architectural Narrative:

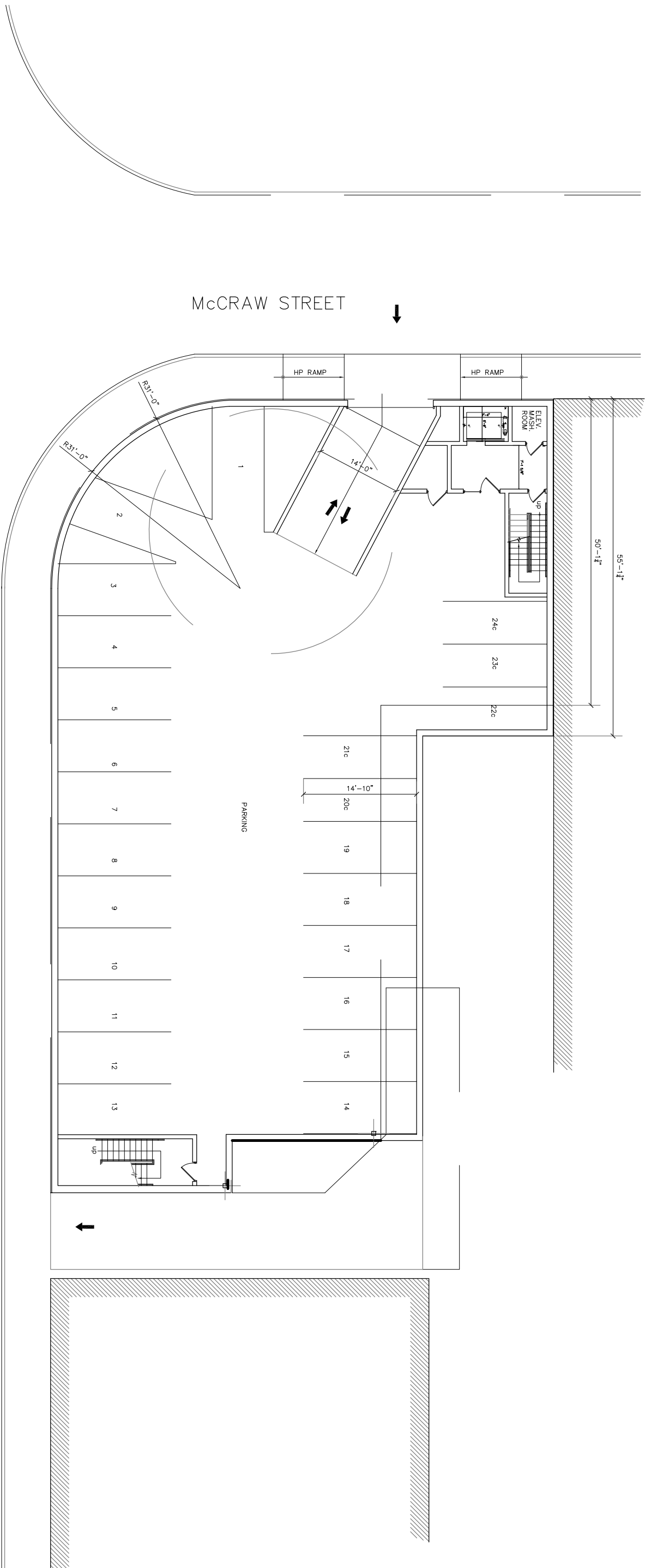
- New building is a four story retail/residential use building, with parking below grade that replaces an existing one story building which has been utilize as a cleaner and retail.
- New building design is complementary of the existing buildings and fits within the neighborhood setting and the Roslindale vernacular.
- New building is steel framed structure with concrete floor at first level, wood frame for floors above with brick and cementitious panel cladding.
- Parking level: Approximately 8,556 g.s.f. which consisting of 23 parking spaces, mechanical space, garbage room, bike rack stairs, mechanical area and elevator.
- First, Second, Third, and Fourth Floors are approximately 8,556 g.s.f each.
- Building Façade treatment is as follows:
  - Underground Parking Level: Stone veneer on waterproofed concrete foundation walls.
  - First three levels: Brick veneer with stone trim, 1 ½” rigid insulation, air barrier, ½” exterior sheathing, cavity insulation with an R value of 19, 2x6 wood stud framing and ½” skim coated finish gypsum. Proposed clapboards will match building materials that are prevalent in the neighborhood.
  - Fourth level: composite panels cladding, 1 ½” rigid insulation, air barrier, ½” exterior sheathing, cavity insulation with an R value of 19, 2x6 wood stud framing and ½” skim coated finish gypsum. Proposed panels will match building materials that are present in the neighborhood.
  - Insulated fiberglass double/hung argon filled windows with a “U” value of .30
  - Pre-finished Aluminum ornamental eave trim on parapet to cap building façade.
  - Main entry area: will be emphasized with metal structural canopy and Storefront glazed units.
  - Building main entryway will be off McCraw Street close to the commuter rail station with the vehicular entrance also off McCraw Street.
- Height of building will be vary due to the slope of the site with an average of approximately 42’-0”.
  - Dumpster will be located at the parking level in an enclosed closet.



1  
 A1.0  
 PARKING LEVEL  
 1/8" = 1'-0"  
 BELGRADE AVENUE

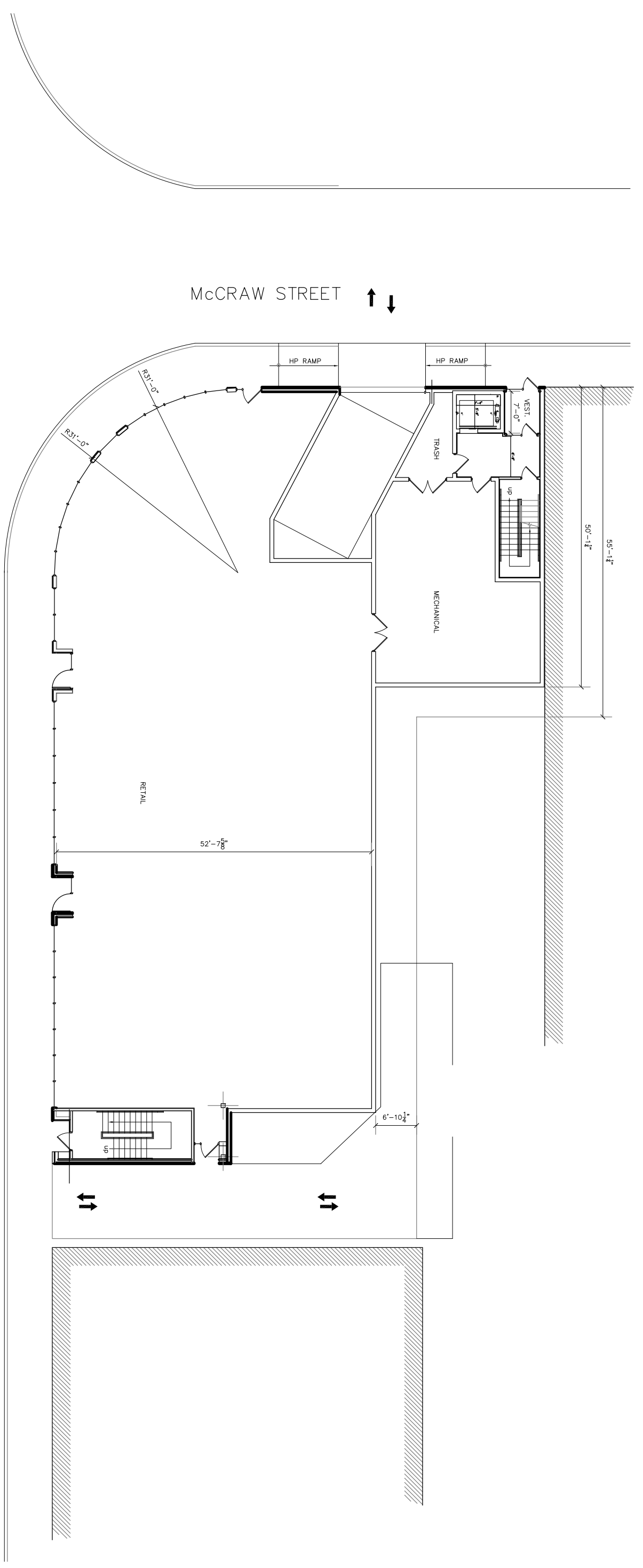
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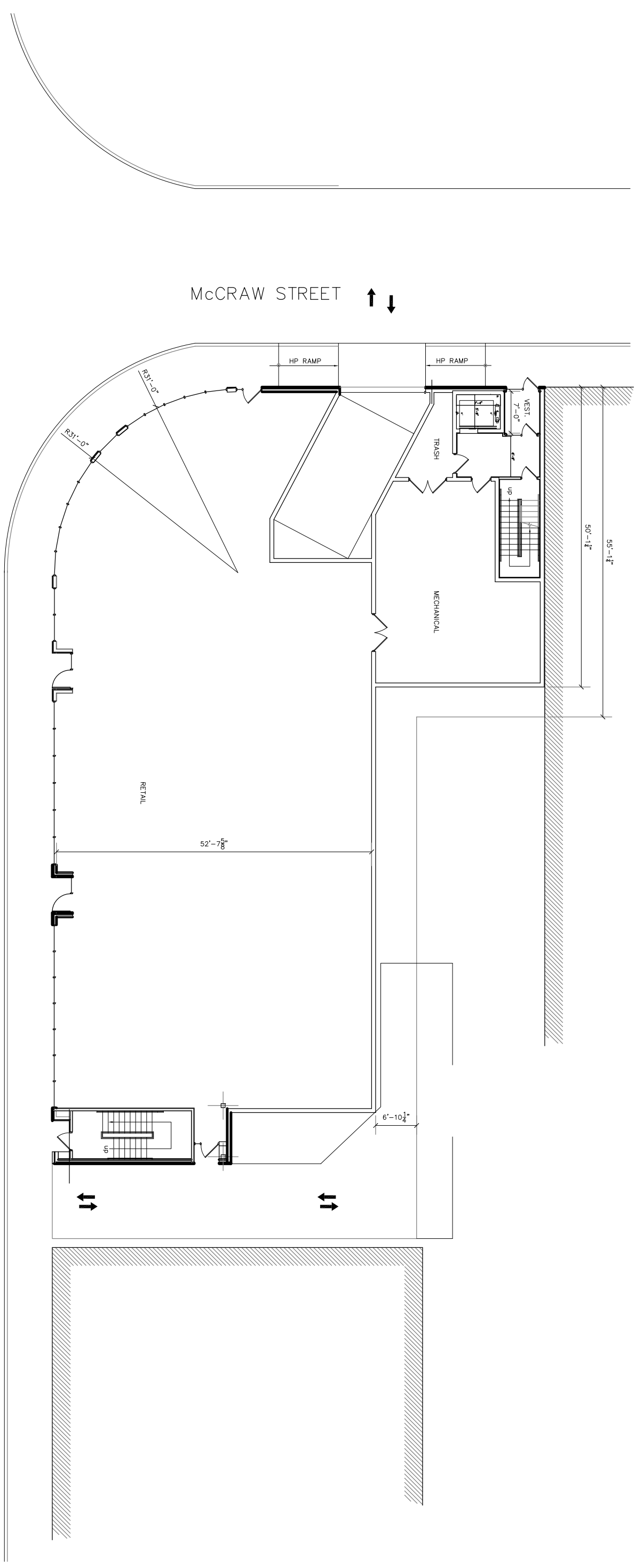
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A1.0  
PARKING LEVEL  
1/8"=1'-0"  
BELGRADE AVENUE

|             |                           |  |   |    |           |  |
|-------------|---------------------------|--|---|----|-----------|--|
| <b>A1.0</b> | <b>PARKING LEVEL PLAN</b> | NUNES • TRABUCCO • ARCHITECTS<br>375 Chestnut Street<br>Boston, Massachusetts 02109<br>Tel: 617-452-6200 | <b>PROPOSED RESIDENCES</b><br><b>317 BELGRADE AVENUE</b><br><b>ROSLINDALE, MA</b> | NO | REVISIONS | <small>Nunes Trabucco Architects retains the ownership of these documents. They are licensed for use only in accordance with the terms and conditions of the Owner/Architects Agreement. Nunes Trabucco Architects retains all rights not expressly granted.</small> |
|             |                           |  |   |    |           |  |



GROUND FLOOR  
 BELGRADE AVENUE  
 A1.1

|      |                                   |                 |                   |                  |                   |                     |  |   |    |           |   |
|------|-----------------------------------|-----------------|-------------------|------------------|-------------------|---------------------|--|---|----|-----------|---|
| A1.1 | TITLE<br><b>GROUND FLOOR PLAN</b> | DRAWN BY<br>NTA | CHECKED BY<br>NTA | DATE<br>00/00/00 | SCALE<br>AS NOTED | PROJECT NO.<br>0000 | NUNES • TRABUCCO • ARCHITECTS<br>315 Chestnut Street<br>Boston, Massachusetts 02109<br>Tel: 781-441-4200 | <b>PROPOSED RESIDENCES</b><br>317 BELGRADE AVENUE<br>ROSLINDALE, MA | NO | REVISIONS | Nunes Trabucco Architects retains the ownership of these documents. They are licensed for use only in accordance with the terms and conditions of the Owner/Architects Agreement. Nunes Trabucco Architects retains all rights not expressly granted. |
|      |                                   |                 |                   |                  |                   |                     |  |   |    |           |   |



McCRAW STREET ↑ ↓

GROUND FLOOR  
 1  
 A1.1  
 BELGRADE AVENUE

RETAIL

MECHANICAL

TRASH

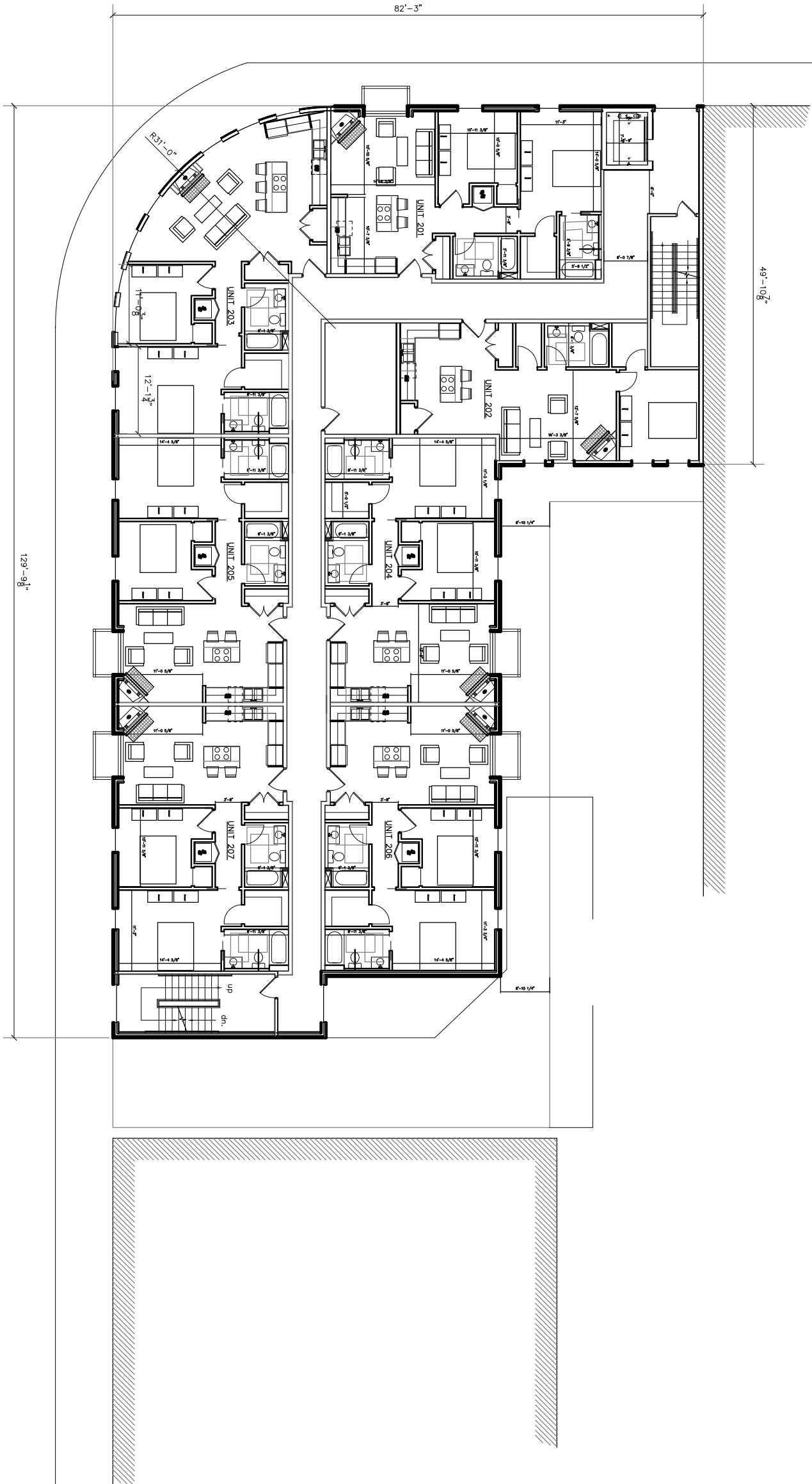
VEST.

↑ ↓

↑ ↓

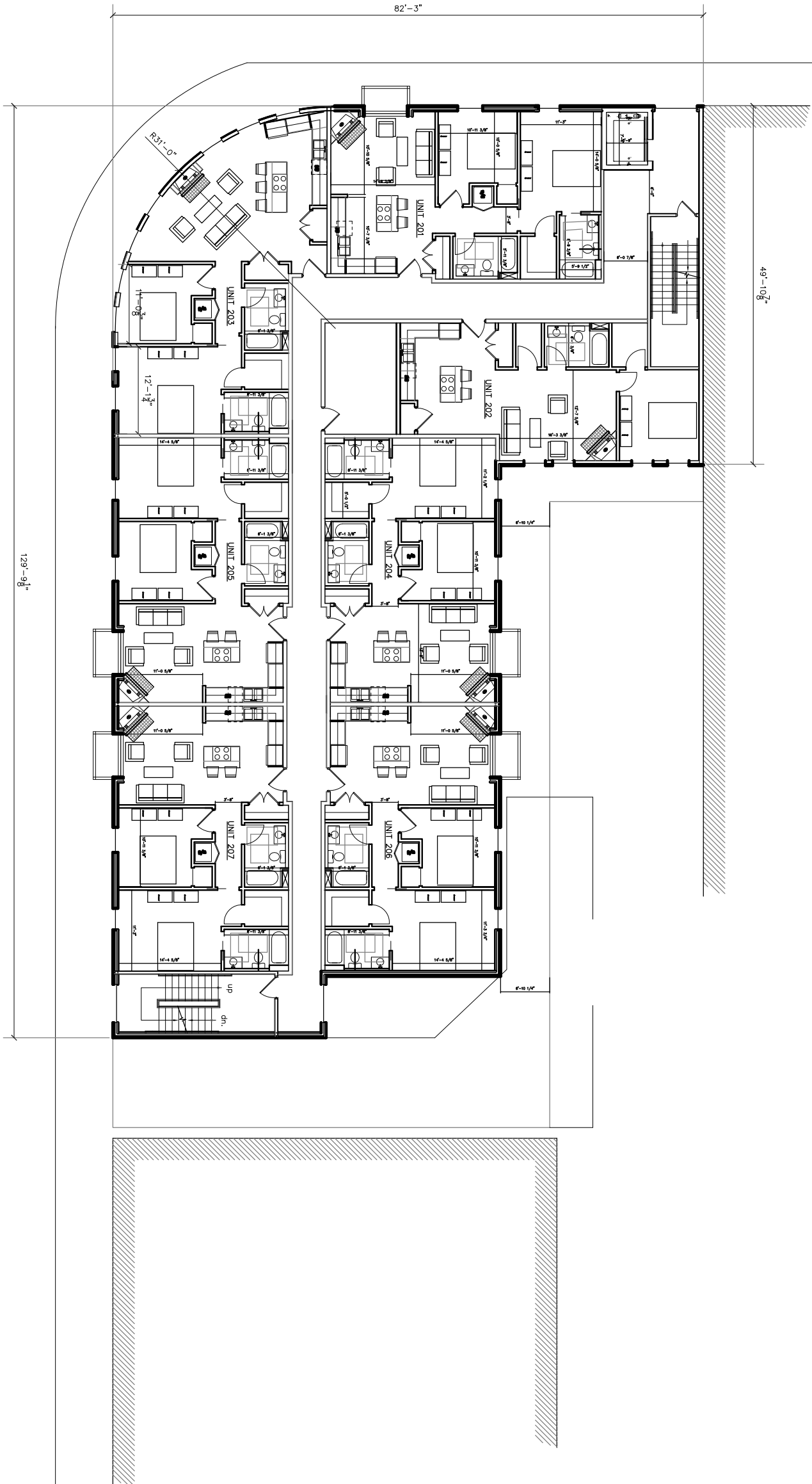
up

|      |  |  |  |    |           |   |
|------|--|--|--|----|-----------|---|
| A1.1 | GROUND FLOOR PLAN  | NUNES • TRABUCCO • ARCHITECTS<br>315 Chestnut Street<br>Boston, Massachusetts 02109<br>Tel: 617-452-6200 | PROPOSED RESIDENCES<br>317 BELGRADE AVENUE<br>ROSLINDALE, MA | NO | REVISIONS | Nunes Trabucco Architects retains the ownership of these documents. They are licensed for use only in accordance with the terms and conditions of the Owner/Architects Agreement. Nunes Trabucco Architects retains all rights not expressly granted. |
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|      | TITLE<br>DRAWN BY: NTA<br>CHECKED BY: NTA<br>DATE: 09/00/00<br>SCALE: AS NOTED<br>PROJECT NO: 0000 |  |  |    |           |   |



1  
 A1.2  
 1/8" = 1'-0"  
**SECOND, THIRD & FOURTH FLOORS**

| <b>A1.2</b>   | <b>SECOND FLOOR PLAN</b> | <b>NUNES • TRABUCCO • ARCHITECTS</b><br>315 Chestnut Street<br>Boston, Massachusetts 02108<br>Tel: 781-441-6200 | <b>PROPOSED RESIDENCES</b><br><b>317 BELGRADE AVENUE</b><br><b>ROSLINDALE, MA</b> | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">NO</th> <th style="text-align: left;">REVISIONS</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table> | NO | REVISIONS |  |  |  |  |  |  | Nunes Trabucco Architects retains the ownership of these documents. They are licensed for use only in accordance with the terms and conditions of the Owner/Architects Agreement. Nunes Trabucco Architects retains all rights not expressly granted. |
|---|--------------------------|---|---|---|----|-----------|--|--|--|--|--|--|---|
| NO  | REVISIONS                |   |   |   |    |           |  |  |  |  |  |  |   |
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| DRAWN BY: NTA<br>CHECKED BY: NTA<br>DATE: 00/00/00<br>SCALE: AS NOTED<br>PROJECT NO: 0000 |                          |   |   |   |    |           |  |  |  |  |  |  |   |



1  
A1.2  
1/8" = 1'-0"  
SECOND, THIRD & FOURTH FLOORS

TITLE  
**SECOND FLOOR PLAN**  
 DRAWN BY NTA  
 CHECKED BY NTA  
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 SCALE: AS NOTED  
 PROJECT NO: 0000

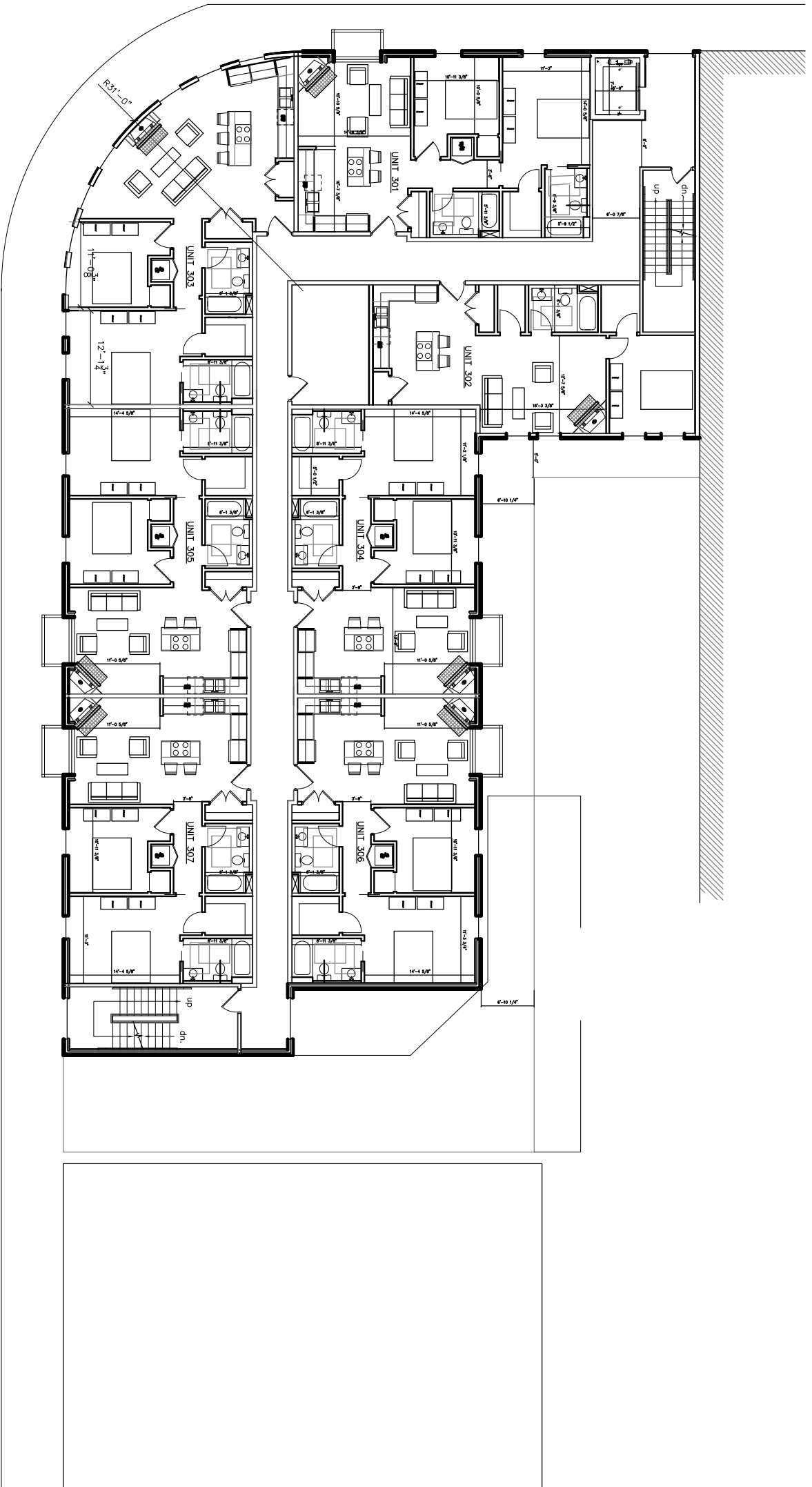
NUNES • TRABUCCO • ARCHITECTS  
 315 Chestnut Street  
 Boston, Massachusetts 02108  
 Tel: 781-441-6200

**PROPOSED RESIDENCES**  
 317 BELGRADE AVENUE  
 ROSLINDALE, MA

| NO | REVISIONS |
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A1.2



1  
A1.2  
1/8" = 1'-0"  
THIRD FLOOR

| NO | REVISIONS |
|----|-----------|
|    |           |
|    |           |
|    |           |

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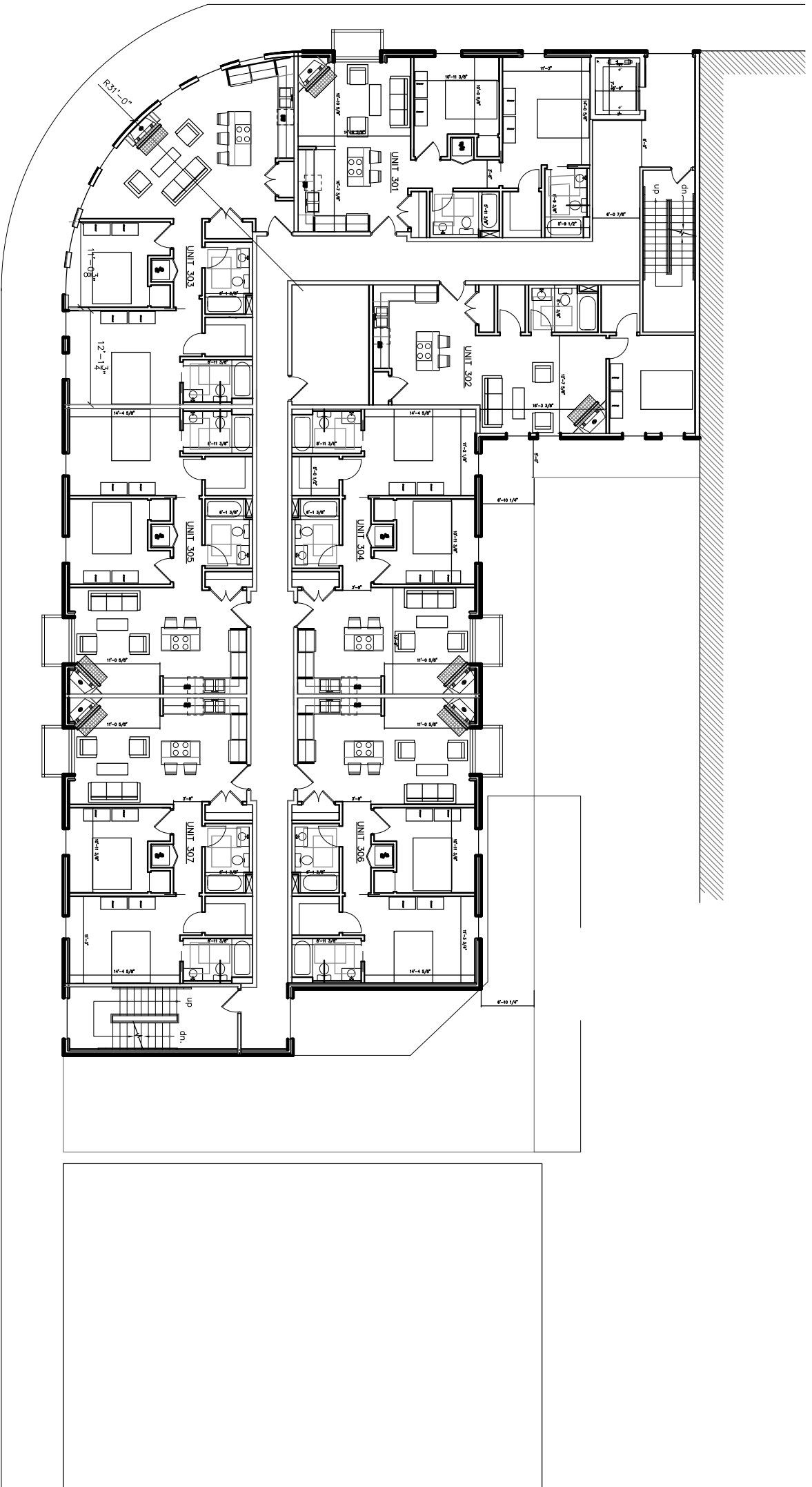
**NUNES • TRABUCCO • ARCHITECTS**  
**315 Chestnut Street**      **Woburn, Massachusetts 01895**  
**781-939-6900**                      **781-939-6900**

**PROPOSED RESIDENCES**  
**317 BELGRADE AVENUE**  
**ROSLINDALE, MA**

**THIRD FLOOR PLAN**

TITLE  
 DRAWN BY: NTA  
 CHECKED BY: NTA  
 DATE: 09/00/00  
 SCALE: AS NOTED  
 PROJECT NO: 0000

A1.2



1  
A1.2  
1/8" = 1'-0"  
THIRD FLOOR

| NO | REVISIONS |
|----|-----------|
|    |           |
|    |           |
|    |           |

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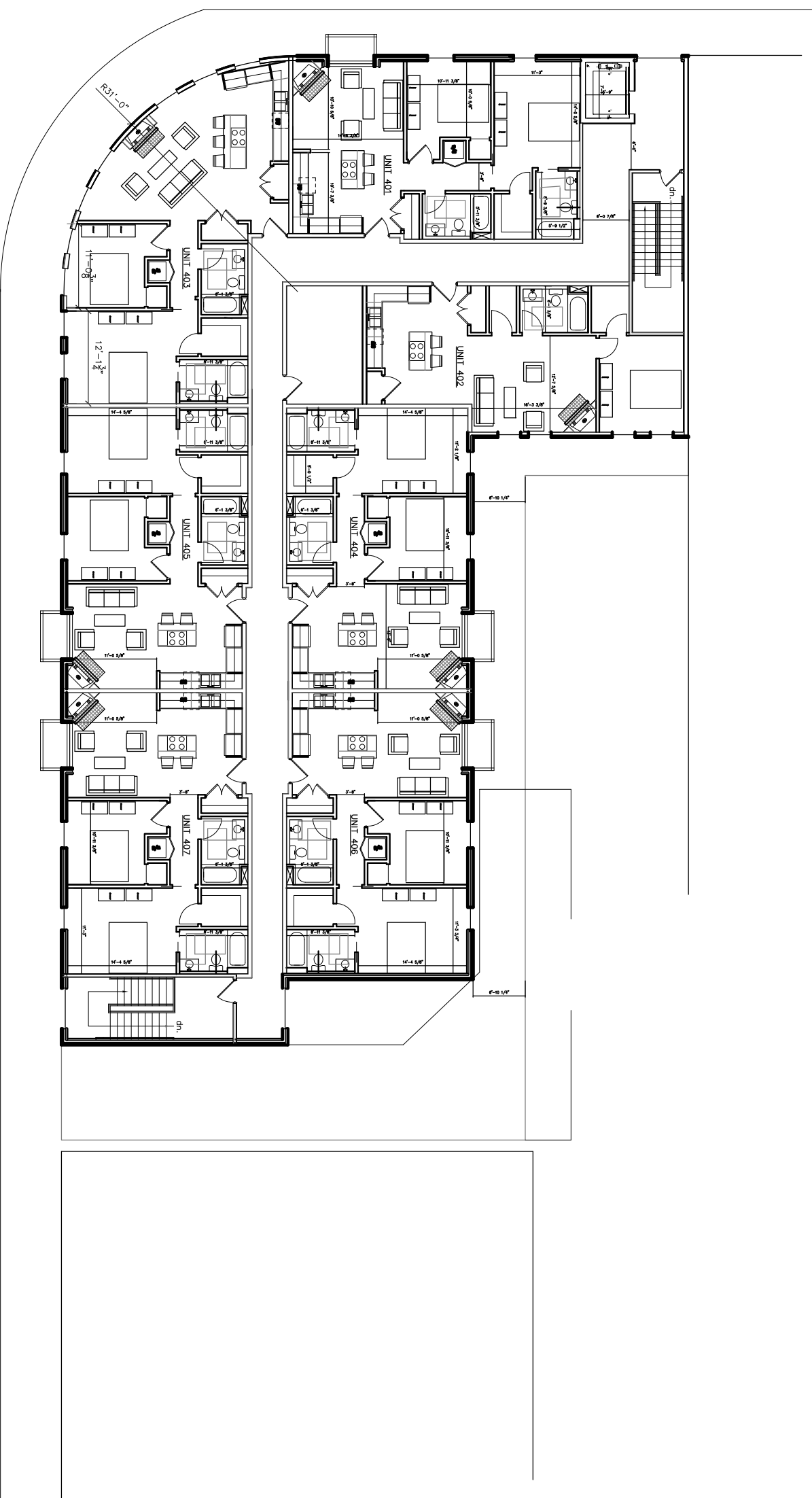
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**315 Chestnut Street**      **Woburn, Massachusetts 01895**  
**781-939-6900**                      **781-939-6900**

**PROPOSED RESIDENCES**  
**317 BELGRADE AVENUE**  
**ROSLINDALE, MA**

**THIRD FLOOR PLAN**

TITLE  
 DRAWN BY: NTA  
 CHECKED BY: NTA  
 DATE: 09/00/00  
 SCALE: AS NOTED  
 PROJECT NO: 0000

A1.2



1  
 A1.3  
 1/8" = 1'-0"  
**FOURTH FLOOR**

| NO | REVISIONS |
|----|-----------|
|    |           |
|    |           |
|    |           |

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**317 BELGRADE AVENUE**  
**ROSLINDALE, MA**

315 Chestnut Street  
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 Tel: 617-452-6200

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 Boston, Massachusetts 02112  
 Tel: 617-452-6200

**FOURTH FLOOR PLAN**

TITLE  
 DRAWN BY: NTA  
 CHECKED BY: NTA  
 DATE: 09/00/00  
 SCALE: AS NOTED  
 PROJECT NO: 0000

A1.3





28 October 2016

**VIA HAND DELIVERY**

Mr. Brian Golden, Acting Director  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201-1007

RE: Project Notification Form  
Article 80 small project review application  
317 Belgrade Avenue Roslindale, Massachusetts 02131

Dear Director Golden:

As the Architect of the project, I am representing the Developers, Sean Morrissey & Michael Forde, with respect to the property located at 317 Belgrade Avenue in Roslindale (Ward 20). On behalf of the proponent, please accept the enclosed application for Small Project Review pursuant to Article 80-E-2 of the Boston Zoning Code.

Situated on approximately 9,633 square feet of land, within walking distance to West Roxbury's neighborhood shopping center district, the proposed project contemplates the demolition of an existing one story commercial structure, formerly used as a dry cleaner and retail store, in order to construct a four (4) story, 21 units residential/retail structure with on-site underground parking for 24 vehicles. The one story structure has no historic or architectural significance to the surrounding neighborhood. It's presence and appearance actually detracts from the neighborhood.

The proposed structure will contain approximately 34,224 square feet of gross floor area, with the 21 residential units located on three levels and retail space on ground level. Three (3) of the units, will be designated affordable (13%) pursuant to the City of Boston's Inclusionary Development Policy, in what will hopefully be a gateway project for the Belgrade Avenue neighborhood. The building has been designed and modified with input from neighbors and residents of the surrounding community through community outreach and community meetings. In addition, the proponent has engaged in discussions with the local elected officials and has had discussions with BRA staff. The goal of engaging in an early community process and dialogue was to ensure that the proposed development reflects the desires of the immediate neighborhood.

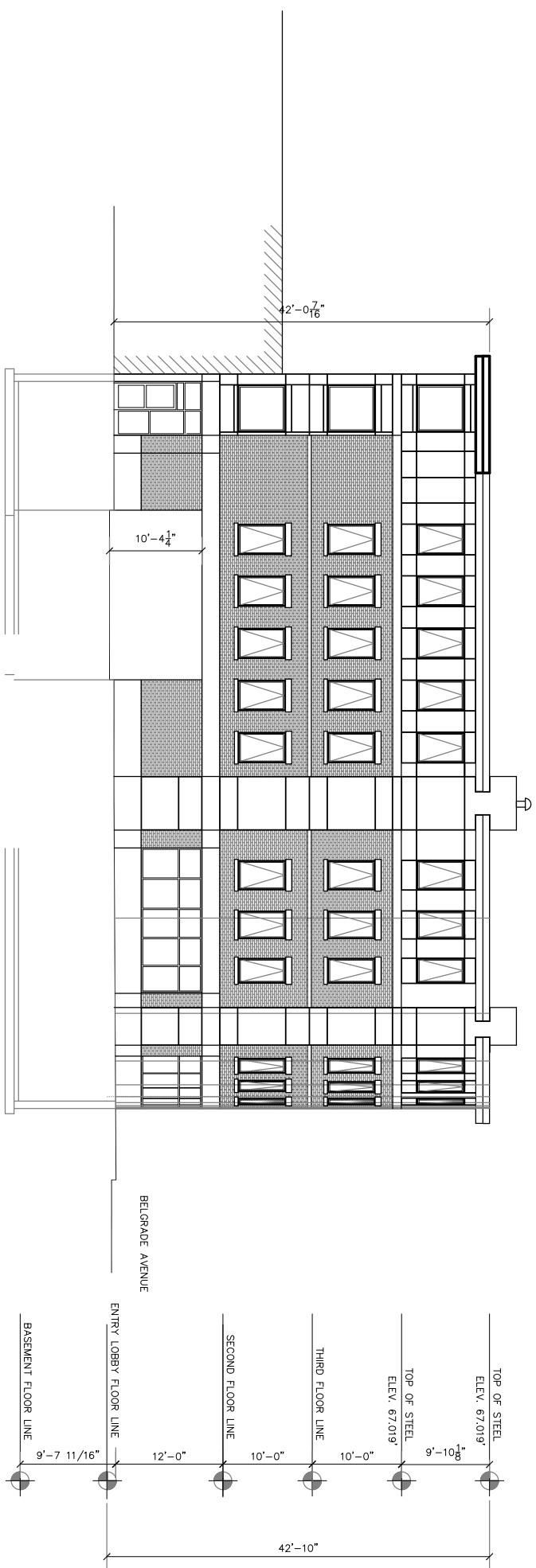
Attached to this application is the refusal letter issued by the Inspectional Services Department (ISD) along with the Proponent's petition to the Board of Appeal requesting zoning relief for this project.

Thank you for your consideration and please do not hesitate to contact me if there are any questions.

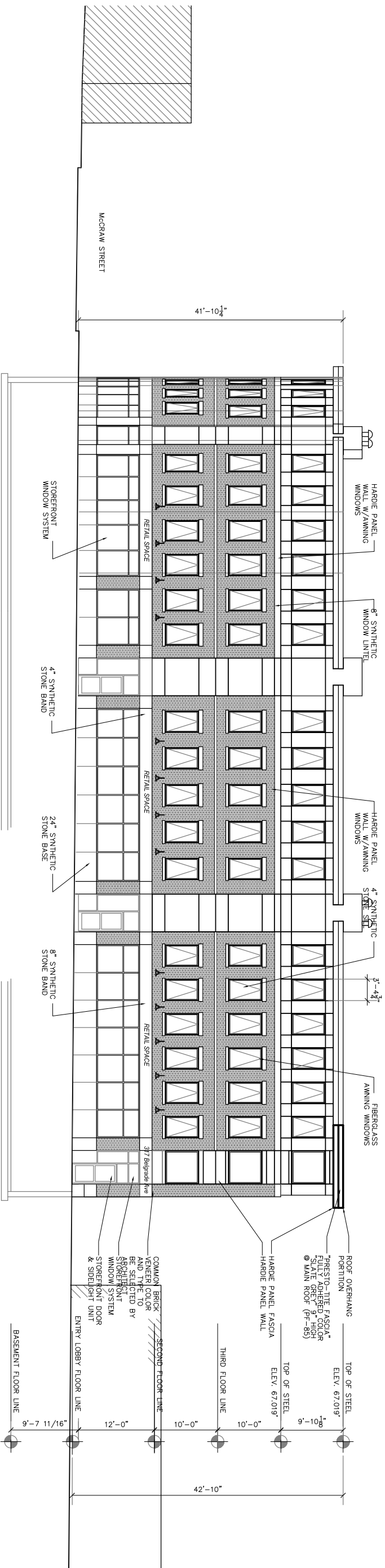
Very truly yours,

Lucio Trabucco, Partner

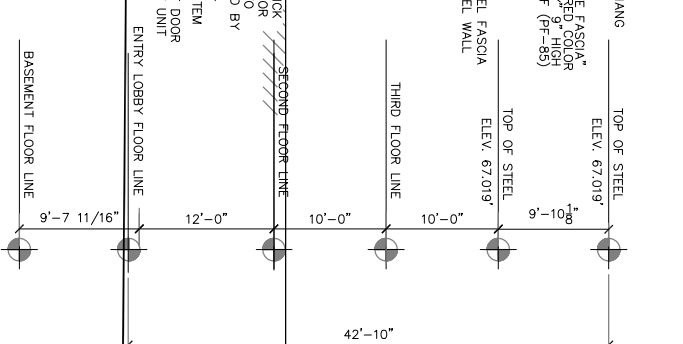
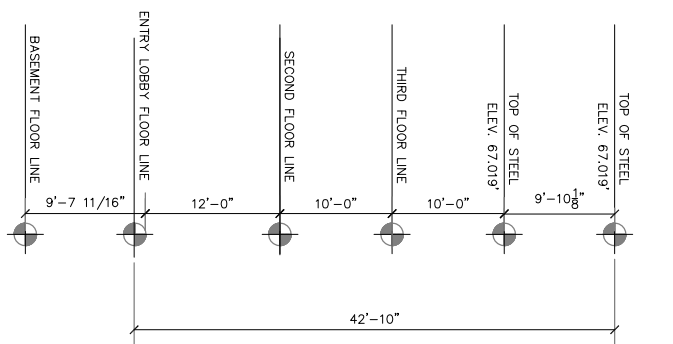
cc District 5 City Councilor Timothy McCarthy  
Christopher Rusk Mayor's Office of Neighborhood Services  
Edward McGuire, BRA Project Manager



1  
A2.0  
1/8" = 1'-0"  
MCCRAW STREET ELEVATION



2  
A2.0  
1/8" = 1'-0"  
BELGRADE AVENUE ELEVATION



| NO | REVISIONS |
|----|-----------|
|    |           |
|    |           |
|    |           |

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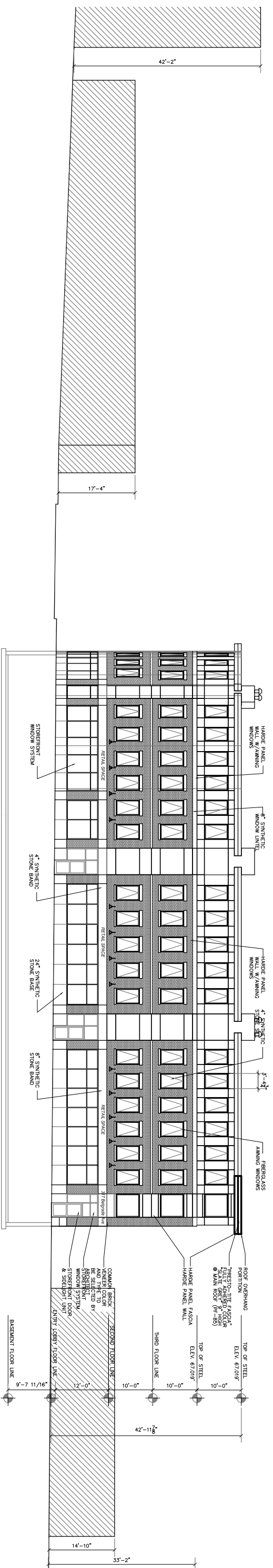
PROPOSED RESIDENCES  
317 BELGRADE AVENUE  
ROSLINDALE, MA

NUNES • TRABUCCO • ARCHITECTS  
315 Chestnut Street  
Roslindale, Massachusetts 02119  
Tel: 781-447-4300

TITLE  
EXTERIOR ELEVATIONS

DRAWN BY: NTA  
CHECKED BY: NTA  
DATE: 00/00/00  
SCALE: AS NOTED  
PROJECT NO: 0000

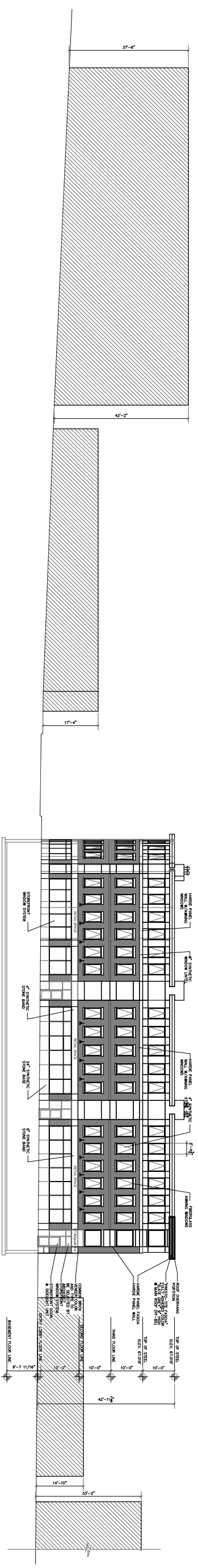
A2.0



1  
A2.1

BELGRADE AVENUE ELEVATION WITH ADJACENT STRUCTURES

3/3/21 = 1'-0"



2  
A2.1

BELGRADE AVENUE ELEVATION WITH ADJACENT STRUCTURES

1/16" = 1'-0"

| NO | REVISIONS |
|----|-----------|
|    |           |
|    |           |

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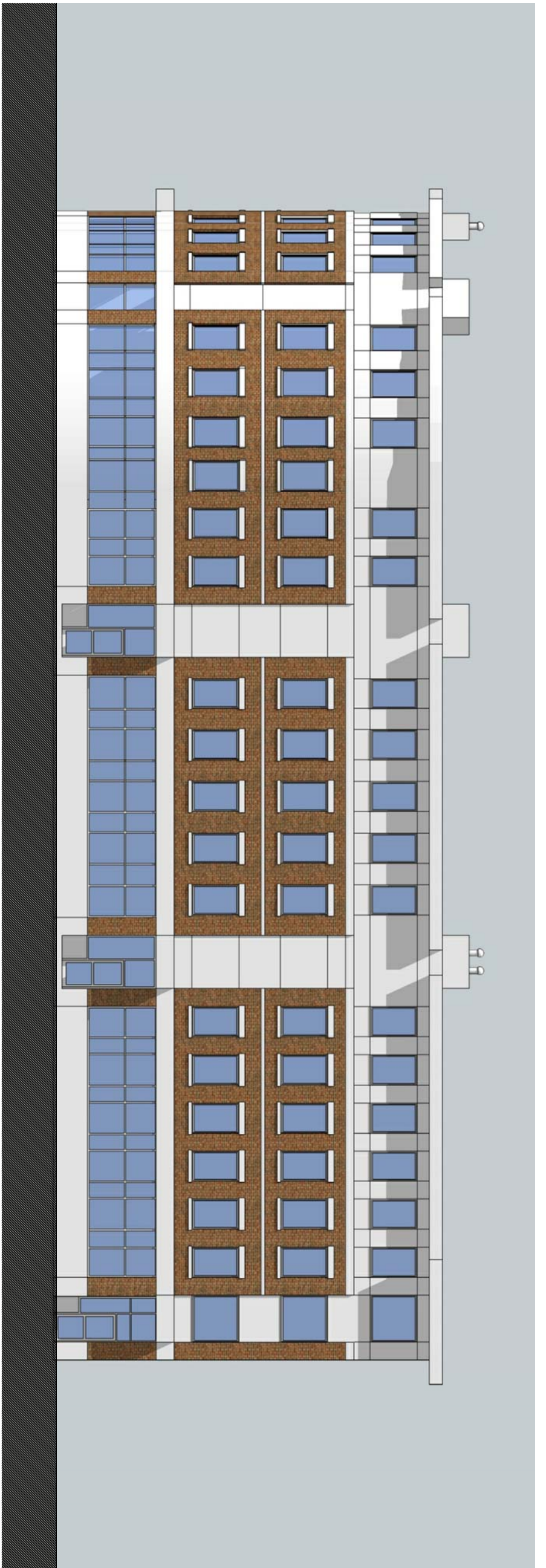
NUNES • TRABUCCO • ARCHITECTS  
 315 Chestnut Street  
 Boston, Massachusetts 02108  
 Tel: 617-497-6900

PROPOSED RESIDENCES  
 317 BELGRADE AVENUE  
 ROSLINDALE, MA

TITLE  
**EXTERIOR ELEVATIONS**

DRAWN BY: NTA  
 CHECKED BY: NTA  
 DATE: 00/00/00  
 SCALE: AS NOTED  
 PROJECT NO: 0000

A2.1



A3.0

DRAWN BY: NTA  
 CHECKED BY: NTA  
 DATE: 09/09/09  
 SCALE: AS NOTED  
 PROJECT NO: 0000

**ELEVATIONS**

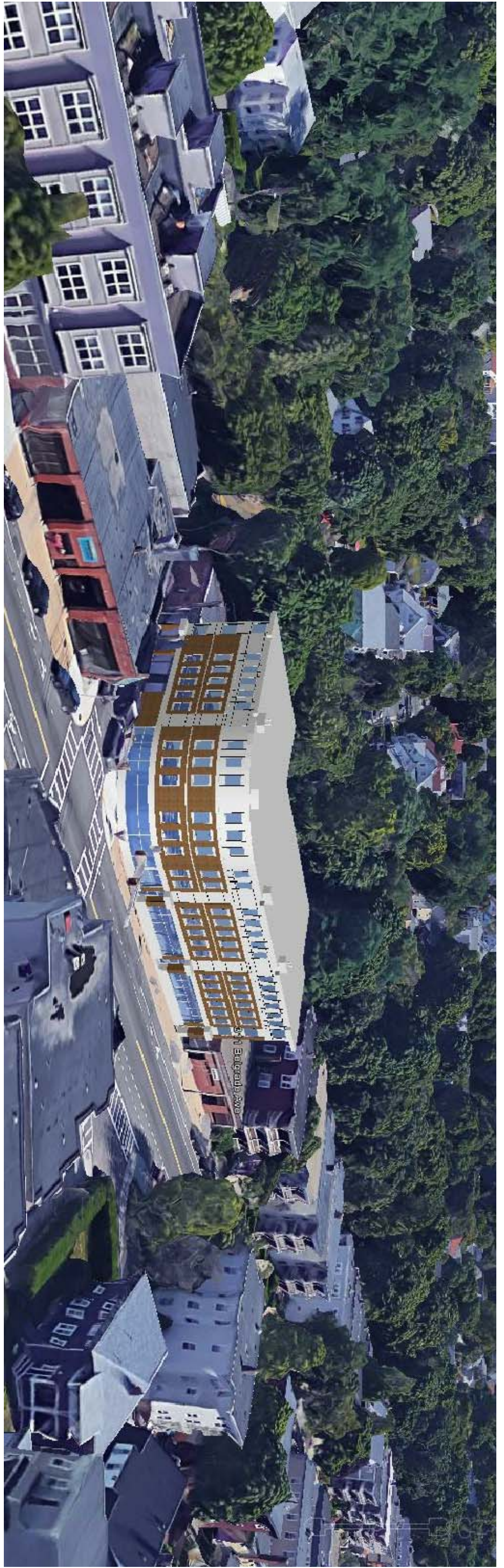
NUNES • TRABUCCO • ARCHITECTS  
 315a Chestnut Street  
 781-455-9980

Needham, Massachusetts 02492  
 Fax 781-444-6219

**PROPOSED RESIDENCES**  
**317 BELGRADE AVENUE**  
**ROSLINDALE, MA**

| NO | REVISIONS |
|----|-----------|
|    |           |
|    |           |
|    |           |

Nunes Trabucco Architects retains the ownership of these documents. They are licensed for use only in accordance with the terms and conditions of the Owner/Architect Agreement. Nunes Trabucco Architects retains all rights not expressly granted.



RENDERINGS

TITLE  
 DRAWN BY  
 CHECKED BY  
 DATE  
 SCALE  
 PROJECT NOS

NTA  
 NTA  
 00/00/00  
 AS NOTED  
 0000

NUNES • TRABUCCO • ARCHITECTS  
 315a Chestnut Street  
 781-450-9980

Needham, Massachusetts 02492  
 Fax 781-444-6219

PROPOSED RESIDENCES  
 317 BELGRADE AVENUE  
 ROSLINDALE, MA

| NO | REVISIONS |
|----|-----------|
|    |           |
|    |           |
|    |           |

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**317 Belgrade Avenue**  
Roslindale, Massachusetts 02131

**Appendix B: Permitting Applications and Appeals**

**ISD Zoning Code Refusal for ALT and Appeal Petition**



# 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

Gary P. Moccia  
Inspector of Buildings

LUCIO TRABUCCO  
109 HIGHLAND AVENUE  
NEEDHAM, MA 02492

June 21, 2016

**Location:** 317 BELGRADE AV ROSLINDALE, MA 02131  
**Ward:** 20  
**Zoning District:** Roslindale Neighborhood  
**Zoning Subdistrict:** NS  
**Appl. # :** ERT597325  
**Date Filed:** May 31, 2016  
**Purpose:** Demo existing one story commercial structure, erect a four story structure to house retail and parking on ground floor and 21 residential units on floors two through four.

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. 67 Sec. 12  | Dimensional Regulations      | Floor area ratio is excessive                                  |
| Art. 67 Sec. 12  | Dimensional Regulations      | Height is excessive (35ft allowed only)                        |
| Art. 67 Sec. 12  | Dimensional Regulations      | Height is excessive (3 stories max. allowed only)              |
| Art. 67 Sec. 12  | Dimensional Regulations      | Required front yard setback is insufficient (Belgrade Av side) |
| Art. 67 Sec. 12  | Dimensional Regulations      | Required front yard setback (Mc Craw St side) is insufficient  |
| Art. 67 Sec. 12  | Dimensional Regulations      | Required rear yard setback is insufficient                     |
| Art. 68 Sec. 33  | Off Street parking Req.      | Off street parking requirement is insufficient                 |
| Notes            |                              | Art80 Sect. 80E-1 Small project review applicability           |

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.



**Boston Redevelopment Authority  
Article 80 Small Project Review Submittal for  
Proposed Retail/Residential Building  
317 Belgrade Avenue  
Roslindale, Massachusetts 02131**

**Owner/Developer:**  
**Sean Morrissey**  
**Michael T. Forde**  
c/o Helm Residential  
395 West Broadway  
South Boston, MA 02127

**Architect:**  
**Lucio Trabucco**  
**Nunes Trabucco Architects**  
109 Highland Avenue  
Needham, MA 02482  
Tel: 781-455-9980  
Fax: 781-444-6219  
E-Mail: [Trabucco@ntarchitects.net](mailto:Trabucco@ntarchitects.net)

**Dated:** 28 October 2016

# 317 Belgrade Avenue

Roslindale, Massachusetts 02131

## Project Description

The site is located at 317 Belgrade Avenue in Boston's Roslindale neighborhood, on One (1) parcels of land, parcel ID#'s 2001397000 approximately 9,633 square feet (the "Project Site"). The proposed development calls for the razing of the current one story commercial structure, and the development of an attractive and energy efficient four (4) story residential/retail building consisting of twenty (21) dwelling units, retail on the ground floor and twenty (24) below grade parking spaces. Residential units will consist of 18, two (2) bedrooms, and 3, one (1) Bedroom, the vehicular access and egress to the below grade parking will be via a new curb cut on McCraw Street. Presently, the site has a one-story former dry cleaner and retail store, which has been vacant for several years, and is considered an eyesore to the community. The existing structure has no historic or architectural significance to the surrounding neighborhood.

The proposed structure will contain approximately 34,224 square feet of gross floor area, with 21 residential units located on upper three levels and retail on the ground level. Three (3) of the units, will be designated affordable (13%) pursuant to the City of Boston Inclusionary Development Policy. In what it hopefully be a corner stone for the Belgrade Avenue -Beech Street intersection, the building has been designed and modified with input from the neighbors through community outreach.

The following synopsis of the unit square footage and mix of unit type within the proposed building:

| Type  | Quantity  |
|---|-----------|
| <b>Market Rental Units – two (2) Bedroom</b>              | <b>17</b> |
| <b>BRA Restricted Affordable Units – Two (2) bedrooms</b> | <b>3</b>  |

| UNIT AREA ANALYSIS |      |       |      |          |          |
|--------------------|------|-------|------|----------|----------|
| NUMBER             | NAME | LEVEL | AREA | BEDROOMS | COMMENTS |

|     |                         |         |         |   |        |
|-----|-------------------------|---------|---------|---|--------|
| 101 | Unit #101               | Level 1 | 5,980SF |   | Retail |
| 201 | Unit #201<br>2 Bedrooms | Level 2 | 925 SF  | 2 |        |

|     |                         |         |          |   |  |
|-----|-------------------------|---------|----------|---|--|
| 202 | Unit #202<br>1 Bedrooms | Level 2 | 755 SF   | 1 |  |
| 203 | Unit #203<br>2 Bedrooms | Level 2 | 1,057 SF | 2 |  |
| 204 | Unit #204<br>2 Bedroom  | Level 2 | 920 SF   | 2 |  |
| 205 | Unit #205<br>2 Bedrooms | Level 2 | 920 SF   | 2 |  |
| 206 | Unit #206<br>2 Bedrooms | Level 2 | 932 SF   | 2 |  |
| 207 | Unit #207<br>2 Bedrooms | Level 2 | 920 SF   | 2 |  |
|     |                         |         |          |   |  |
| 301 | Unit #301<br>2 Bedrooms | Level 3 | 925 SF   | 2 |  |
| 302 | Unit #302<br>1 Bedrooms | Level 3 | 755 SF   | 1 |  |
| 303 | Unit #303<br>2 Bedrooms | Level 3 | 1,057 SF | 2 |  |
| 304 | Unit #304<br>2 Bedrooms | Level 3 | 920 SF   | 2 |  |
| 305 | Unit #305<br>2 Bedrooms | Level 3 | 920 SF   | 2 |  |
| 306 | Unit #306<br>2 Bedrooms | Level 3 | 932 SF   | 2 |  |
| 307 | Unit #307<br>2 Bedrooms | Level 3 | 920 SF   | 2 |  |
| 401 | Unit #401<br>2 Bedrooms | Level 4 | 925 SF   | 2 |  |
| 402 | Unit #402<br>1 Bedrooms | Level 4 | 755 SF   | 1 |  |
| 403 | Unit #403<br>2 Bedrooms | Level 4 | 1,057 SF | 2 |  |
| 404 | Unit #404<br>2 Bedrooms | Level 4 | 920 SF   | 2 |  |
| 405 | Unit#405<br>2 Bedrooms  | Level 4 | 920 SF   | 2 |  |
| 406 | Unit#406<br>2 Bedrooms  | Level 4 | 932 SF   | 2 |  |
| 407 | Unit#407                | Level 4 | 920 SF   | 2 |  |

|  |            |  |  |  |  |
|--|------------|--|--|--|--|
|  | 2 Bedrooms |  |  |  |  |
|--|------------|--|--|--|--|

|                     |  |  |
|---------------------|--|--|
| COMMON AREA SUMMARY |  |  |
|---------------------|--|--|

| NAME | AREA | LEVEL |
|------|------|-------|
|------|------|-------|

|             |          |         |
|-------------|----------|---------|
| COMMON AREA | 1,498 sf | Level 1 |
| COMMON AREA | 1,560 SF | Level 2 |
| COMMON AREA | 1,560 SF | Level 3 |
| COMMON AREA | 1,560 SF | Level 4 |

# **317 Belgrade Avenue**

Roslindale, Massachusetts 02131

Since the site is urban developed land, all public utilities are available to the site such as water, sewer, gas, electric, telephone and cable.

## **Neighborhood Context**

Surrounded by commercial and residential developments, the property is located on a commercial center along a major thoroughfare linking the Roslindale to West Roxbury. Over the past several years, the land use of the immediate area has remained unchanged. Within walking distance to the site, there are apartments, professional office space, restaurants, supermarkets, commercial banks, and retail shops. The site is located adjacent to the Needham Line of the commuter rail for Bellevue Station. Bus service to rapid transit at Forest Hills is also available by the #35, #36, #37, & #38 bus lines. The #38 bus is also easily accessible to the Brigham & Women's Faulkner Hospital & Hebrew Senior Life Rehabilitation Center on Centre Street.

The proposed project will result in revitalizing what is currently considered a blighted sight in the neighborhood. Over the years there has been considerable frustration over the condition and the future of the site. This project will finally bring an end to that frustration.

The new building will be an esthetically pleasing site on an area that is considered to be one of the commercial centers on Belgrade Avenue.

The new residential building will also prove to be a tremendous asset to the Roslindale businesses. Located within walking distance to Centre Street West Roxbury commercial center, as well as Roslindale Square, the main commercial center of Roslindale, the new residents will provide an additional base for customers to the growing business district in the area.

The building designed in a Boston vernacular, complementary to the surrounding neighborhood and structures. The project will include retail space on the ground level and an underground level, housing 24 parking spaces with supporting facilities.

The new development will enhance the property's value and add to the City of Boston tax base. The new residential building will create construction jobs, additional housing units as well as additional retail space. This project will result in increased pedestrian traffic in the area, and indirectly help boost the business for the nearby neighborhood merchants. In addition the project will create much-needed residential housing and will also provide three (3), of the residential units as affordable.

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

The proposed project will provide an opportunity for accessible transit oriented housing which will be located within walking distance to the MBTA, both commuter and bus routes. In addition the project proponent proposes to provide onsite parking with up to twenty-four (24) parking spaces located on an underground level, and a bike rack.