

# **319-327 Chelsea Street**

**East Boston, Massachusetts**

Application for Article 80 Small Project Review  
**Boston Redevelopment Authority**  
**October 28, 2013**

Owner/Developer: **Pat Buonopane**  
Architect: **Roche-Christopher Architecture LLC**  
Legal Counsel: **McDermott, Quilty & Miller, LLP**

# 319-327 Chelsea Street

East Boston, Massachusetts

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McDERMOTT, QUILTY & MILLER LLP

131 OLIVER STREET - 5<sup>TH</sup> FLOOR  
BOSTON, MASSACHUSETTS 02110

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TELEPHONE: 617-946-4600  
FACSIMILE: 617-946-4624

October 28, 2013

**VIA HAND DELIVERY**

Peter Meade, Director  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201  
Attn: Raul Duverge

**Re: Letter of Transmittal for Article 80 Small Project Review Application  
319-327 Chelsea Street, East Boston**

Dear Director Meade:

As counsel to Pat Buonopane, the 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 319-327 Chelsea Street in Boston's East Boston neighborhood, the proposed project seeks to remove an existing funeral home and features the construction of a new five (5) story, 38 unit residential building with on-site parking and a roof deck, two (2) commercial units and related improvements in open space, landscaping, and vehicular and pedestrian access to the site (the "Proposed Project"). The Proposed Project will consist of 38 residential rental units with 34 covered parking spaces and two (2) commercial units fronting on Bremen Street.

The new building will be approximately 44,550 square feet of building, with 36 residential rental units on four (4) levels of building above the parking garage, two (2) additional residential units and the commercial units on the ground floor. Six (6) of the residential units will be designated affordable. The building will be architecturally designed to complement the neighborhood's character and unique elements. The trash storage will be located within the parking garage.

Prior to making this submission, the Project Proponent engaged in productive discussions with staff at the BRA as well as certain local elected and appointed officials regarding the Proposed Project.

Director Peter Meade  
October 28, 2013  
Page Two

A copy of the Building Department refusal letters and the Project Proponent's related appeals for the proposed project are included in this application.

Thank you for your consideration of this application, and I look forward to working with you towards a successful outcome.

Very truly yours,



Stephen V. Miller, Esq.  
Partner

cc: Pat Buonopane  
Corinne Petraglia, Mayor's Office of Neighborhood Services  
District City Councilor Sal LaMattina

## **319-327 Chelsea Street**

East Boston, Massachusetts

### **Development Team**

#### **Developer:**

Pat Buonopane  
154 Broadway  
Somerville, MA 02145  
617-628-4900

#### **Legal Consultant:**

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

#### **Architect:**

Roche-Christopher Architecture LLC  
415 Neponset Avenue  
Dorchester, MA 02122  
William Christopher  
617-282-0030

# 319-327 Chelsea Street

East Boston, Massachusetts

## Project Description

Located at 319-327 Chelsea Street in Boston's East Boston neighborhood, the proposed project seeks to demolish the existing funeral home and features the construction of a new five (5) story, 38 unit residential building with on-site parking and a roof deck, two (2) commercial units and related improvements in open space, landscaping, and vehicular and pedestrian access to the site (the "Proposed Project"). The Proposed Project will consist of 38 residential rental units with 34 covered parking spaces with two (2) commercial units fronting on Bremen Street.

The new building will be approximately 44,550 square feet of building, with 36 residential rental units on four (4) levels of building above the parking garage, two (2) additional residential units and the commercial units on the ground floor. Six (6) of the residential units will be designated affordable. The building will be architecturally designed to complement the neighborhood's character and unique elements. The trash storage, bike storage and related mechanical rooms will be located within the parking garage.

The following is a synopsis of the unit square footage and mix of unit types within the new building:

### Unit Mix

Unit 1A (478 sq. ft.)	Studio, 1 Bath
Unit 1B (478 sq. ft.)	Studio, 1 Bath
Unit 2A (674 sq. ft.)	1 Bedroom, 1 Bath
Unit 2B (800 sq. ft.)	1 Bedroom, 1 Bath
Unit 2C (622 sq. ft.)	1 Bedroom, 1 Bath
Unit 2D (645 sq. ft.)	1 Bedroom, 1 Bath
Unit 2E (645 sq. ft.)	1 Bedroom, 1 Bath
Unit 2F (645 sq. ft.)	1 Bedroom, 1 Bath
Unit 2G (992 sq. ft.)	2 Bedrooms, 2 Baths
Unit 2H (1,029 sq. ft.)	2 Bedrooms, 2 Baths
Unit 2I (942 sq. ft.)	2 Bedrooms, 2 Baths
Unit 2J (1,064 sq. ft.)	2 Bedrooms, 2 Baths
Unit 2K (1,064 sq. ft.)	2 Bedrooms, 2 Baths
Unit 2L (1,064 sq. ft.)	2 Bedrooms, 2 Baths
Unit 3A (674 sq. ft.)	1 Bedroom, 1 Bath
Unit 3B (800 sq. ft.)	1 Bedroom, 1 Bath
Unit 3C (622 sq. ft.)	1 Bedroom, 1 Bath
Unit 3D (499 sq. ft.)	Studio, 1 Bath

## 319-327 Chelsea Street

East Boston, Massachusetts

Unit 3E (499 sq. ft.)	Studio, 1 Bath
Unit 3F (499 sq. ft.)	Studio, 1 Bath
Unit 3G (992 sq. ft.)	2 Bedrooms, 2 Baths
Unit 3H (1,029 sq. ft.)	2 Bedrooms, 2 Baths
Unit 3I (942 sq. ft.)	2 Bedrooms, 2 Baths
Unit 3J (1,064 sq. ft.)	2 Bedrooms, 2 Baths
Unit 3K (1,064 sq. ft.)	2 Bedrooms, 2 Baths
Unit 3L (1,064 sq. ft.)	2 Bedrooms, 2 Baths
Unit 4C (992 sq. ft.)	2 Bedrooms, 2 Baths
Unit 4D (1,029 sq. ft.)	2 Bedrooms, 2 Baths
Unit 4E (942 sq. ft.)	2 Bedrooms, 2 Baths
Unit 4F (1,064 sq. ft.)	2 Bedrooms, 2 Baths
Unit 4G (1,064 sq. ft.)	1 Bedroom, 1 Bath
Unit 4H (1,064 sq. ft.)	2 Bedrooms, 2 Baths
Unit 5C (992 sq. ft.)	2 Bedrooms, 2 Baths
Unit 5D (1,029 sq. ft.)	2 Bedrooms, 2 Baths
Unit 5E (942 sq. ft.)	2 Bedrooms, 2 Baths
Unit 5F (1,064 sq. ft.)	2 Bedrooms, 2 Baths
Unit 5G (1,064 sq. ft.)	1 Bedroom, 1 Bath
Unit 5H (1,064 sq. ft.)	2 Bedrooms, 2 Baths

### Project Site/ Neighborhood Context

Located on the edge of the Eagle Hill section of East Boston, the Proposed Project site consists of approximately 16,800 square feet of land with direct vehicular and pedestrian access from Chelsea Street. The uses in the immediate area are primarily residential with some local commercial uses located along the street.

### Public Benefits: Affordable Housing and Job Creation

The proposed project will result in an enhanced use for the site, more in keeping with the residential character of the surrounding area. In particular, the project will provide much-needed residential rental housing in a manner that is consistent with and complimentary to the surrounding neighborhood. 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*

## **319-327 Chelsea Street**

East Boston, Massachusetts

*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 a number of construction jobs as well.

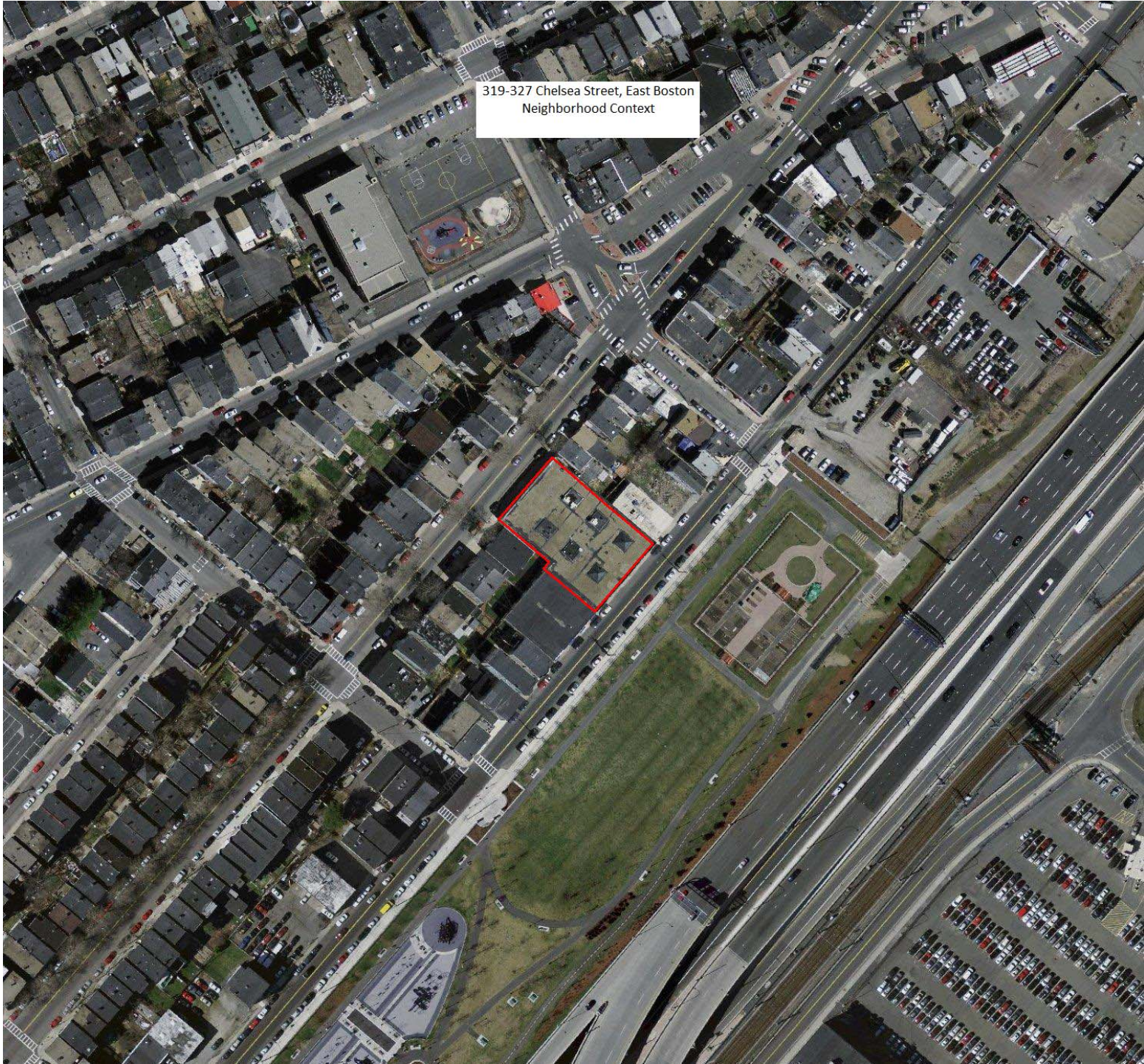
### **Traffic, Parking and Vehicular and Pedestrian Access**

As part of the proposed project, the new residential building will include off-street parking for 34 vehicles in order to mitigate potential parking and traffic issues associated with the project. The project site itself will be redeveloped with 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 within walking distance from Airport Station and Wood Island Station of the MBTA's Blue Line and Bus Routes providing service options within the neighborhood and to points in downtown Boston. This close proximity to mass transit will help to mitigate any potential traffic impacts from the creation of the new housing units and also further the City's goal of promoting transit oriented development.



319-327 Chelsea Street, East Boston  
Neighborhood Context





# 319-327 Chelsea Street

East Boston, Massachusetts

## Zoning Analysis

District: East Boston Neighborhood District – 3F-2000

Uses: Multi-family dwelling is a **forbidden** use. Local retail business is a **forbidden** use.

Setbacks:	<u>Required:</u>	<u>Provided:</u>
Front Yard:	5'	5'
Side Yard:	2' 6"	<b>5' / 0'</b>
Rear Yard:	40'	<b>5' / 0'</b>

FAR Allowed: 1.0  
FAR Provided: **2.65**

Site Area: 16,800 sq. ft.

Total Building Area Allowed: 16,800 sq. ft.  
Total Building Area Provided: 44,550 sq. ft.

Height Allowed: 35'  
Height Provided: **59' 0"**  
Stories Allowed: 3  
Stories Provided: **5** (Includes Garage – More than 50% out of ground)

Parking spaces required: 2.0 spaces/dwelling unit required for 10 or more units (32 market rate residential units requires 64 spaces)  
.7 spaces/affordable dwelling unit (6 affordable residential units requires 4 (4.2) spaces)  
2.0 spaces per 1,000 sq. ft. of gross floor area (1,756 sq. ft. requires 4 (3.51) spaces)  
**72 total required spaces.**

Parking spaces provided: **34** spaces  
Open Space Required: **300 sq. ft. / unit (300 X 38=11,400 sq. ft.)**

# 319-327 Chelsea Street

East Boston, Massachusetts

## Community Outreach and Anticipated Permits/Approvals

Pursuant to the requirements of Small Project Review under Article 80 of the Boston Zoning Code, the proposed project shall undergo public comment and community process. The proponent has already conducted community outreach with both the local elected officials and its direct abutters.

### Anticipated Permits and Approvals

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

AGENCY		APPROVAL	
<b>City</b>	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 System (if required)
	Zoning Board of Appeals	◆	Variances & Conditional Use Permit Building Code Relief
	Boston Public Works Department	◆	Curb Cut Permit (if required)

# **319-327 Chelsea Street**

East Boston, Massachusetts

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

REV.	DATE	DESCRIPTION
1/A	X-XXX-XX	XXX

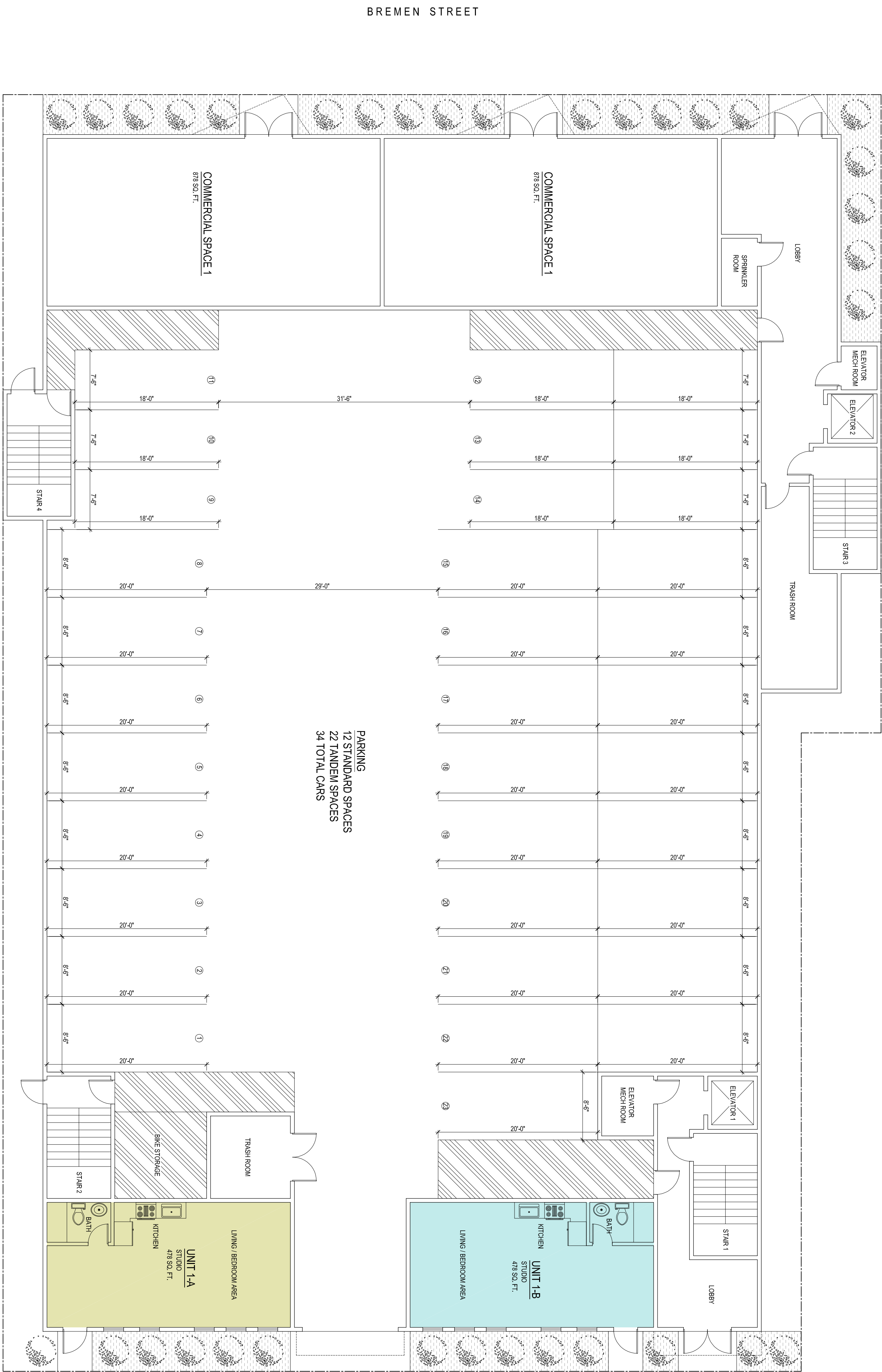
**319 CHELSEA STREET  
EAST BOSTON, MA  
ZONING REVIEW**

ITEM		
ZONING DISTRICT	EAST BOSTON	
EXISTING USE	FUNERAL HOME	
PROPOSED USE	38 RESIDENTIAL UNITS & 2 COMMERCIAL UNITS	
LOT SIZE	16,800 S.F.	

**DIMENSIONAL REGULATIONS  
TABLE F**

ITEM	REQUIRED	PROPOSED
MIN. LOT SIZE	1000	16,800 S.F.
ADDITIONAL LOT SIZE PER UNIT	1000	
MIN. LOT WIDTH	20'	100'
MIN. LOT FRONTAGE	20'	100'
MAX. FLOOR AREA RATIO	1.0	2.85 (44,550 S.F. <sup>2</sup> )
MAX. ALLOWABLE BUILDING HEIGHT	35'-0"	59'-0" <sup>±</sup>
MAX. BLDG. STORIES	3	5
MIN. FRONT YARD	5'	5'
MIN. SIDE YARD	2'-6"	5'-0" / 0'-0"
MIN. REAR YARD	40'	5'-0" / 0'-0"
MIN. USABLE OPEN SPACE	300 S.F. x 38 = 11,400 S.F.	XX <sup>2</sup>

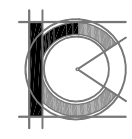
UNIT BREAKDOWN		TOTAL
UNIT TYPE		
STUDIO		5
1 BEDROOM		13
2 BEDROOM		20
TOTAL OF UNITS:		38



**FIRST FLOOR PLAN  
2 UNITS**

CHELSEA STREET

BREMEN STREET



**ROCHE - CHRISTOPHER  
ARCHITECTURE, LLC**

415 Neponset Ave. www.roche-christopher.com  
Dorchester, Massachusetts 02122

Telephone: 617-282-0030  
Fax: 617-282-1080

Pat Buonopane  
319 Chelsea Street  
East Boston, Ma 02128

PROJECT #  
13-086  
DATE: 10-17-13  
REV:  
SCALE:  
1/8" = 1'-0"  
DRAWN BY:  
CD  
CHECKED BY:  
W. Christopher

**PROPOSED FIRST FLOOR  
PLAN**

**A1**

**GENERAL NOTE:**  
VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

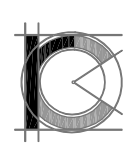
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1/A	X-XX-XX	XXX

UNIT BREAKDOWN	TOTAL
UNIT TYPE	
STUDIO	5
1 BEDROOM	13
2 BEDROOM	20
TOTAL OF UNITS:	38



SECOND FLOOR PLAN  
12 UNITS

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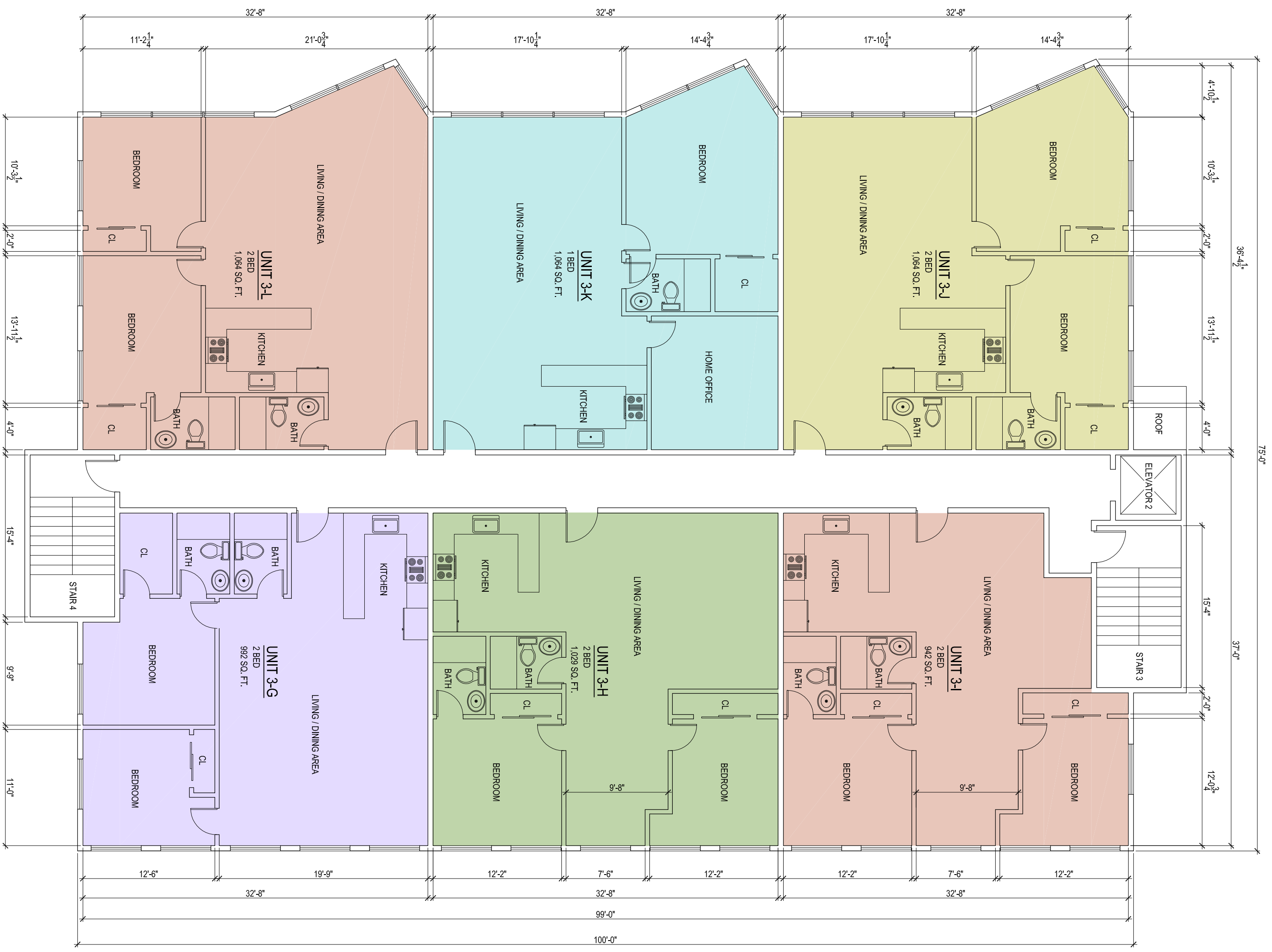
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CD  
CHECKED BY:  
W. Christopher

PROPOSED SECOND  
FLOOR PLAN

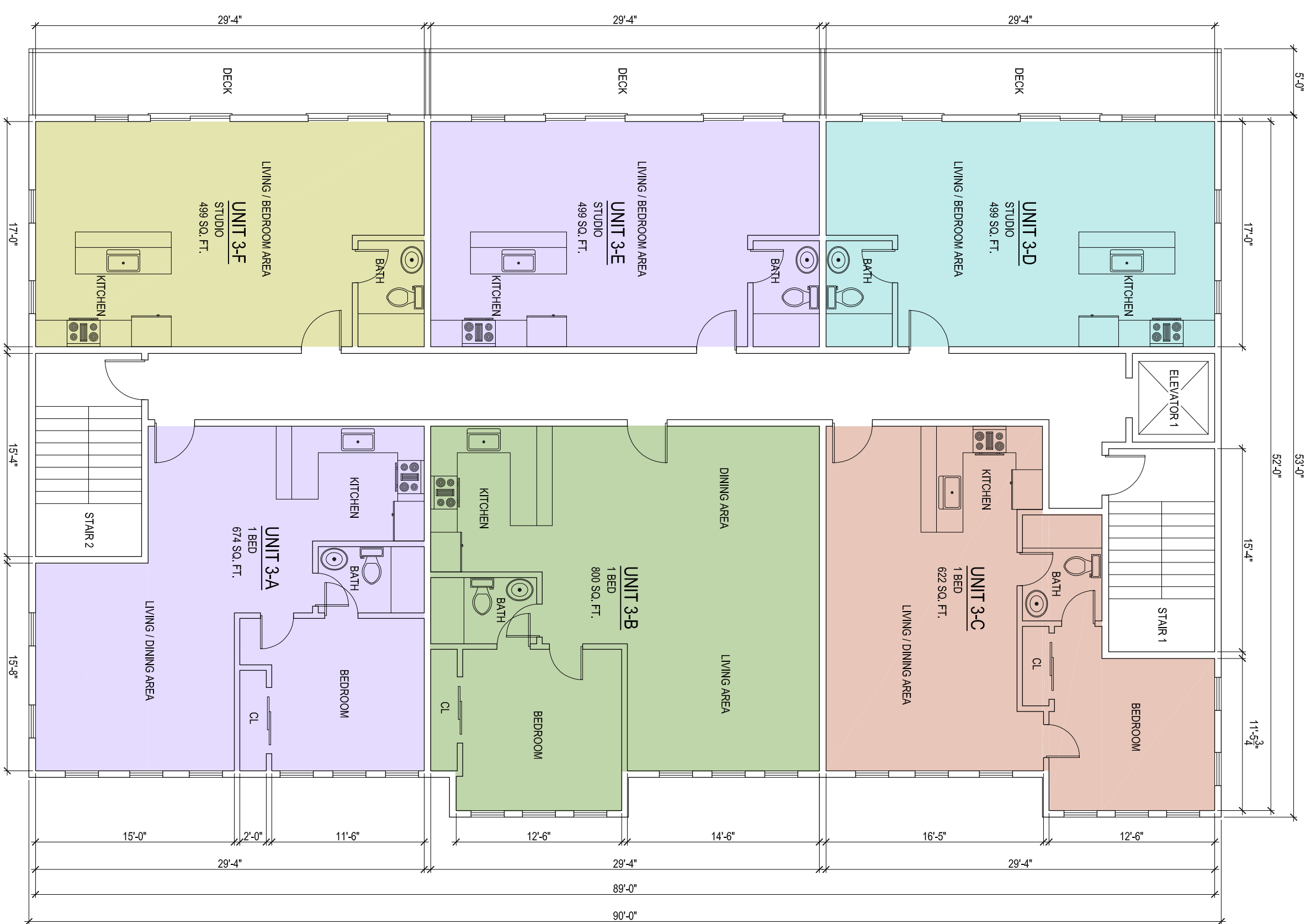
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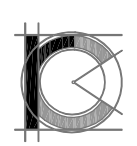
UNIT BREAKDOWN	TOTAL
UNIT TYPE	
STUDIO	5
1 BEDROOM	13
2 BEDROOM	20
TOTAL OF UNITS:	38



THIRD FLOOR PLAN  
12 UNITS



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**ROCHE - CHRISTOPHER**  
ARCHITECTURE, LLC

415 Neponset Ave. www.roche-christopher.com  
Dorchester, Massachusetts 02122

Telephone: 617-282-0030  
Fax: 617-282-1080

Pat Buonopane  
319 Chelsea Street  
East Boston, Ma 02128

PROJECT #  
13-086  
DATE: 10-17-13  
REV:  
SCALE:  
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CHECKED BY:  
W. Christopher

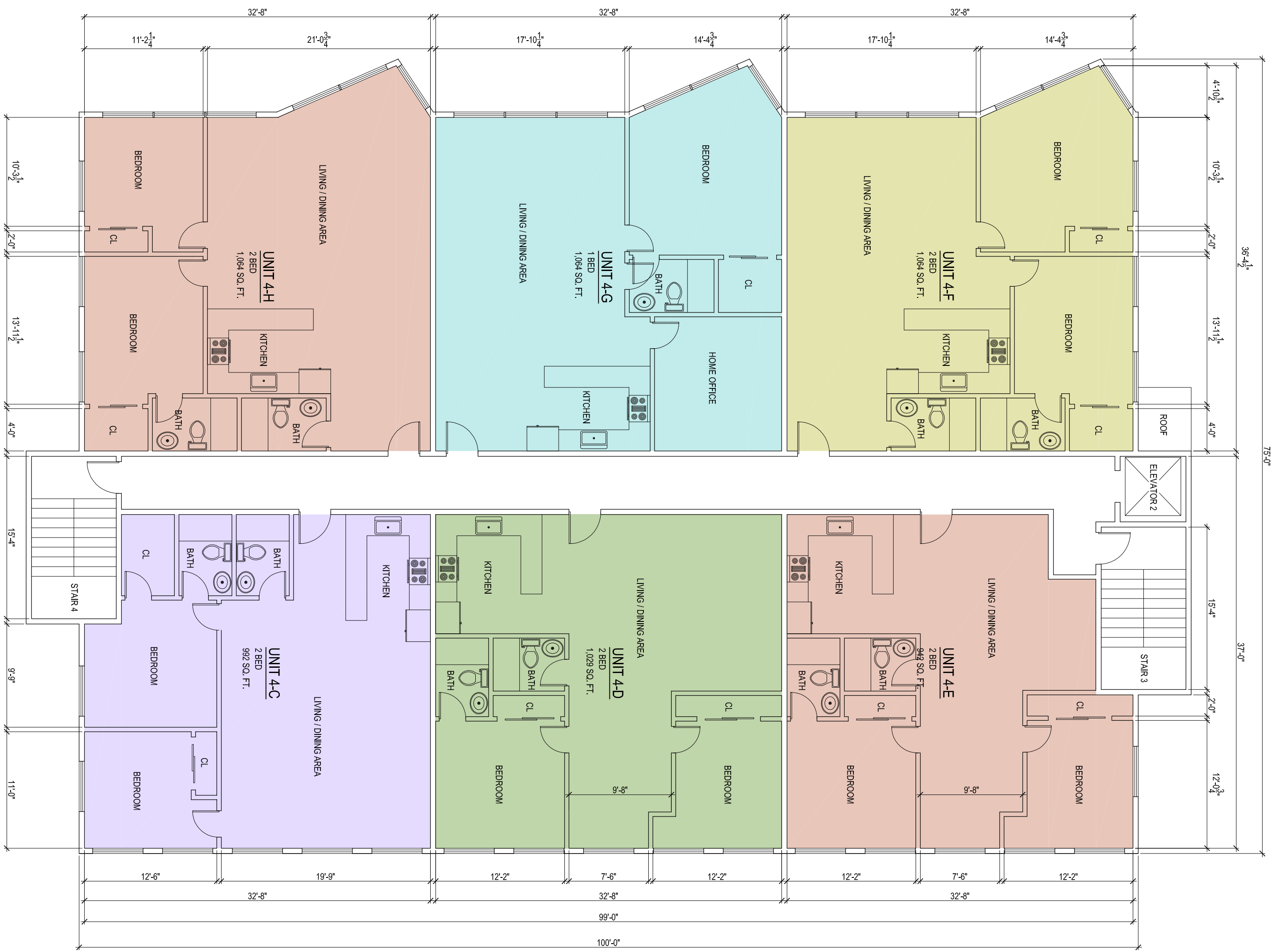
PROPOSED THIRD  
FLOOR PLAN

A3

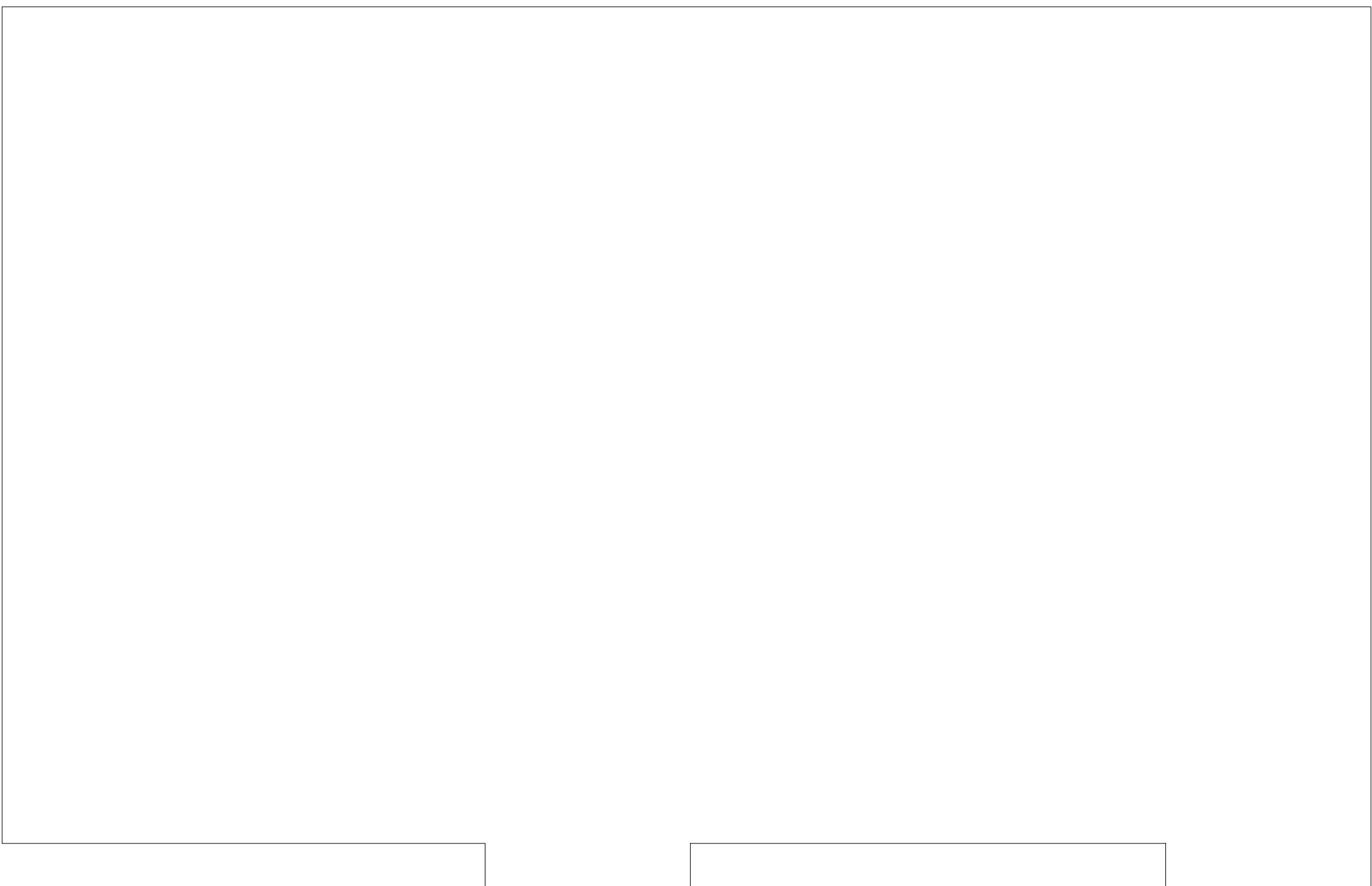


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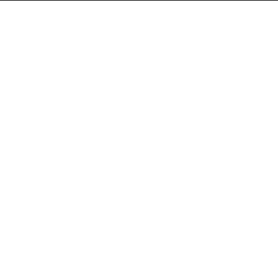
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UNIT TYPE		
STUDIO	5	
1 BEDROOM	13	
2 BEDROOM	20	
TOTAL OF UNITS:		38



FOURTH FLOOR PLAN  
6 UNITS



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ARCHITECTURE, LLC  
415 Neponset Ave. www.roche-christopher.com Telephone: 617-282-0030  
Dorchester, Massachusetts 02122 Fax: 617-282-1080

Pat Buonopane  
319 Chelsea Street  
East Boston, Ma 02128

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DATE: 10-17-13  
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CHECKED BY: W. Christopher

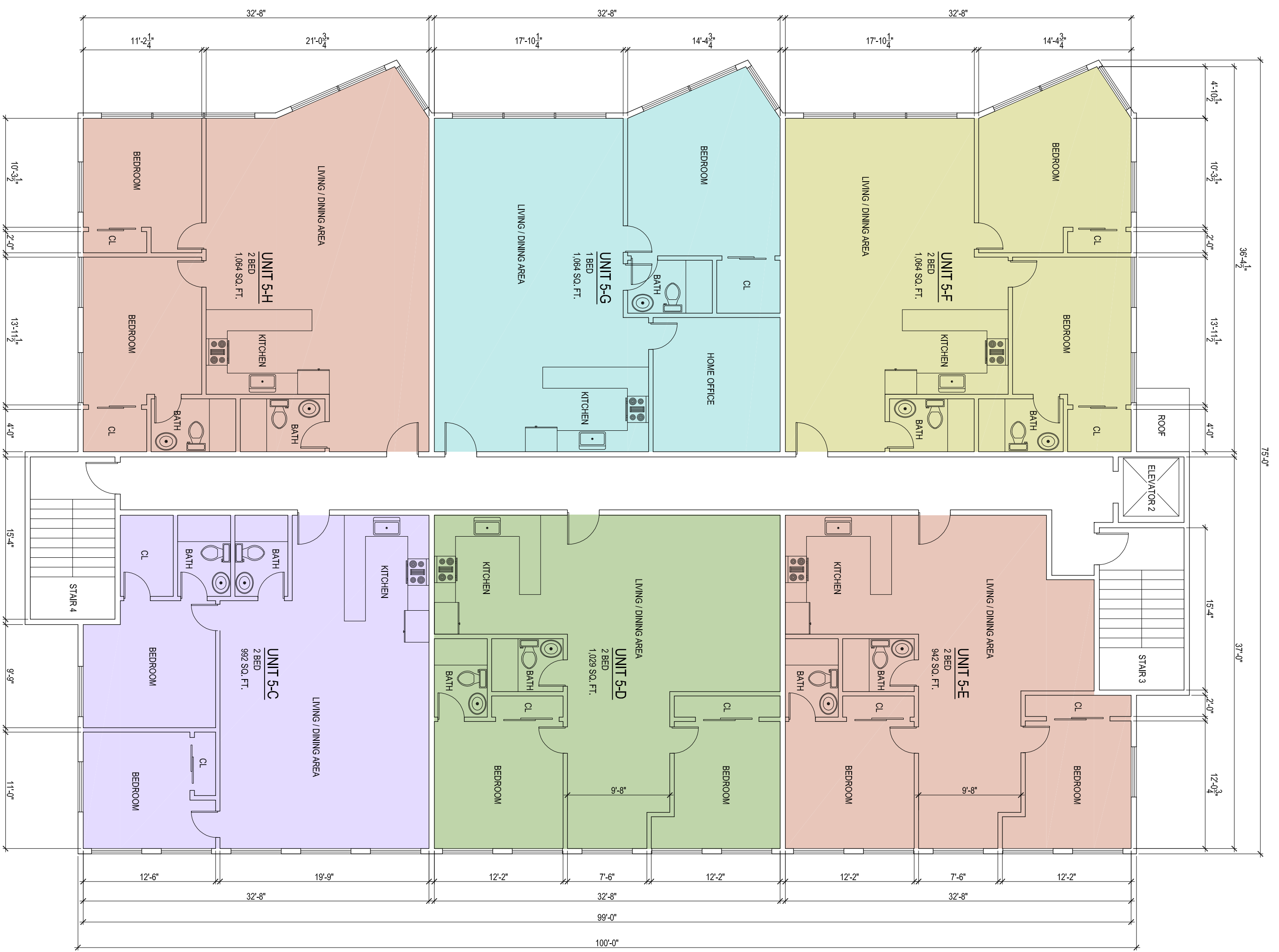
PROPOSED FOURTH FLOOR PLAN

A4

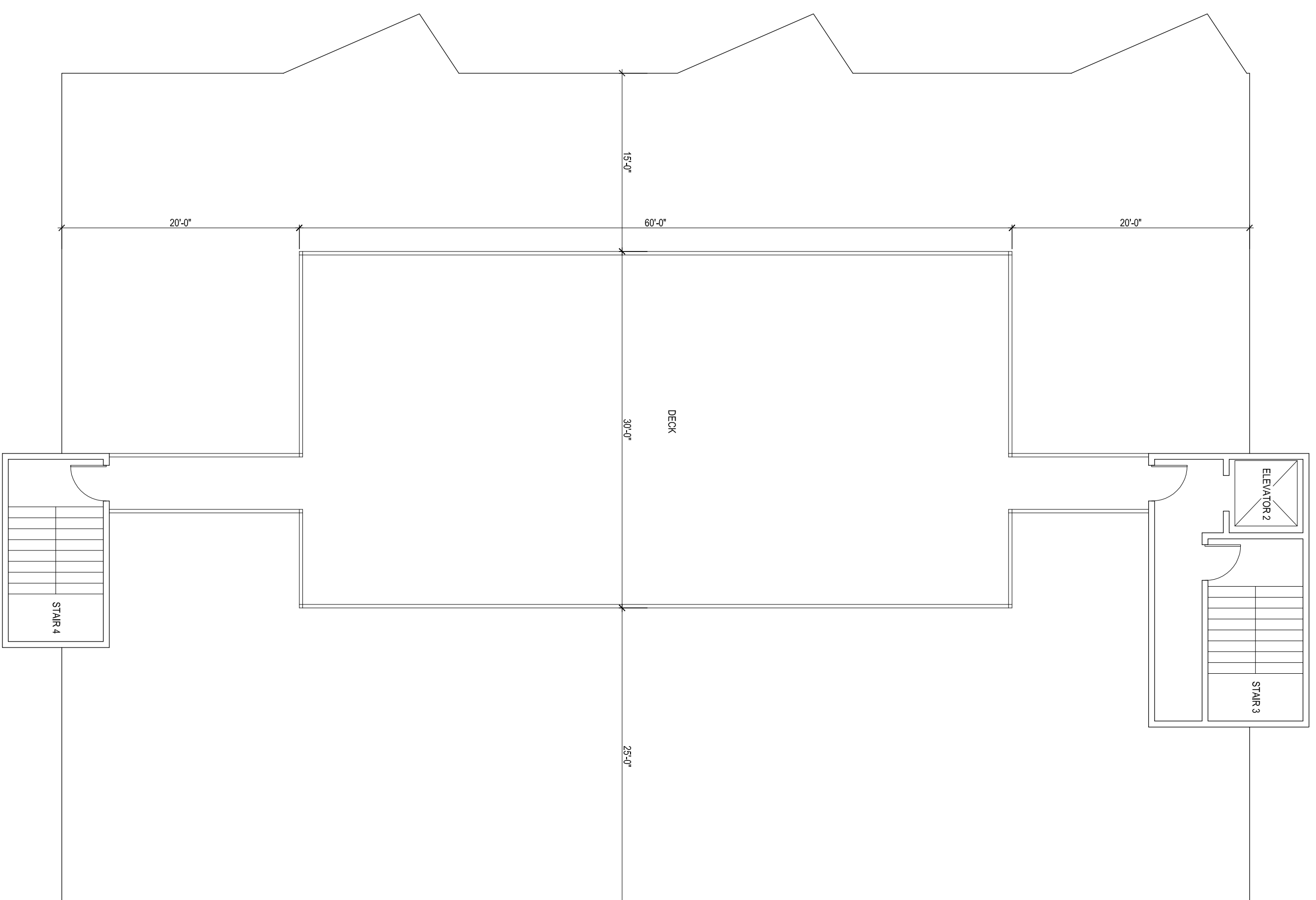


REV.	DATE	DESCRIPTION
1/A	X-XX-XX	XXX

UNIT BREAKDOWN		TOTAL
UNIT TYPE		
STUDIO	5	
1 BEDROOM	13	
2 BEDROOM	20	
TOTAL OF UNITS:		38

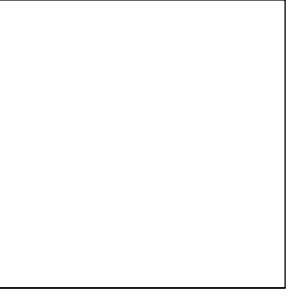


FIFTH FLOOR PLAN  
6 UNITS



ROOF PLAN

GENERAL NOTE:  
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Dorchester, Massachusetts 02122 Fax: 617-282-1080

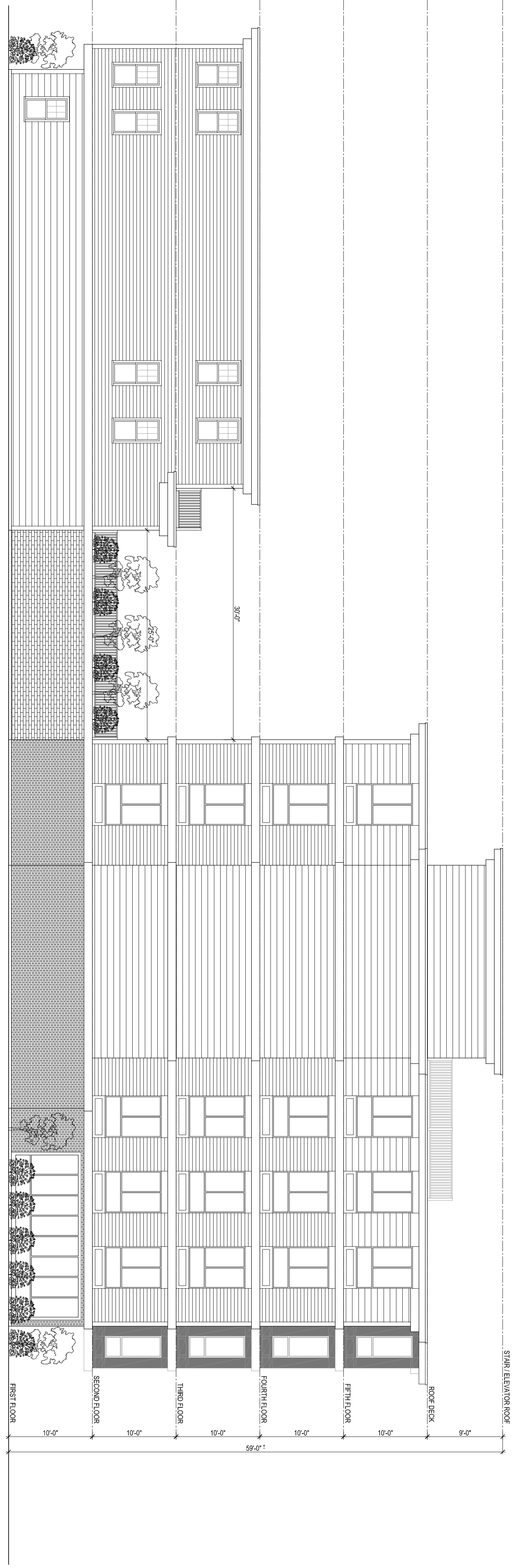
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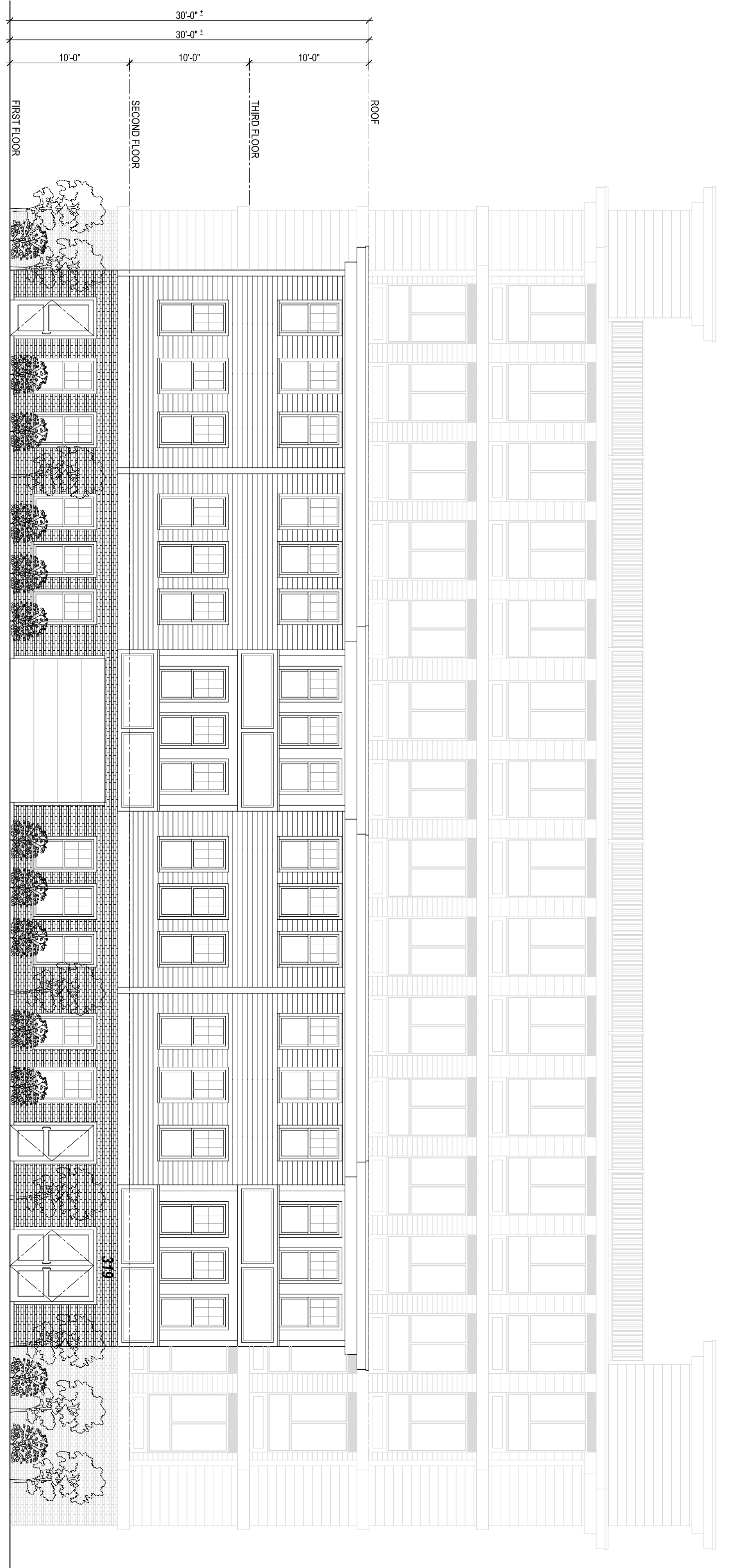
PROPOSED FIFTH FLOOR  
& ROOF PLAN

**A5**

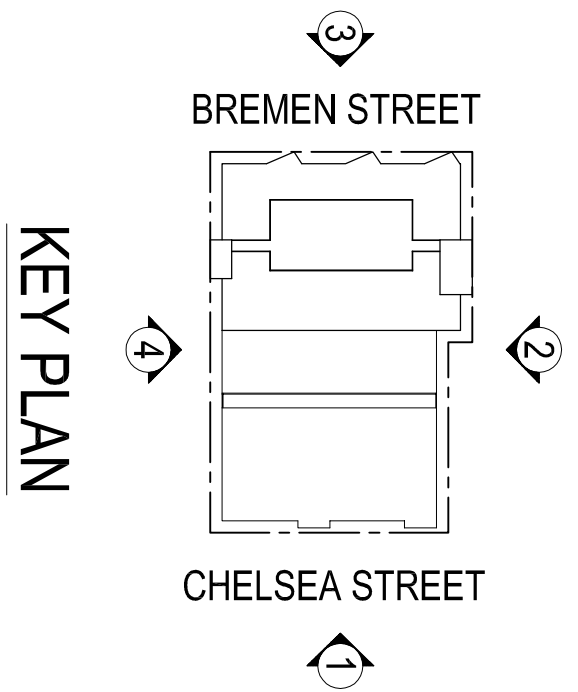
REV.	DATE	DESCRIPTION
1/A	X-XX-XX	XXX



ELEVATION 2



ELEVATION 1  
ALONG CHELSEA STREET



**GENERAL NOTE:**  
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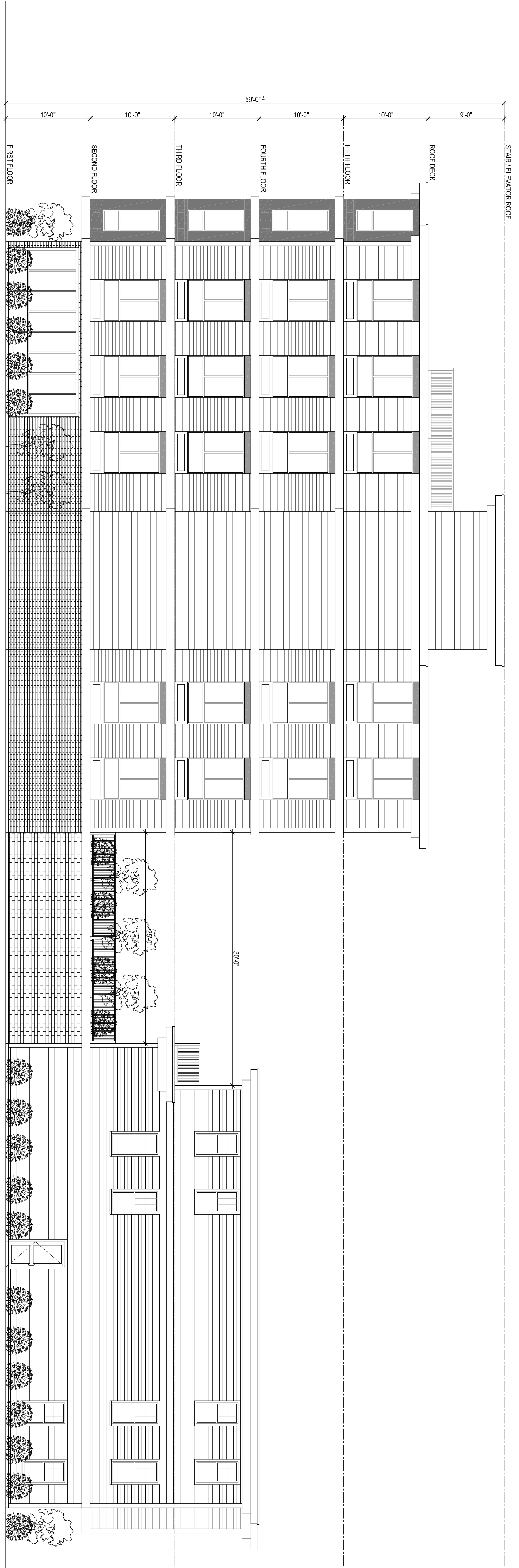
Pat Buonopane  
319 Chelsea Street  
East Boston, Ma 02128

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CHECKED BY:  
W. Christopher

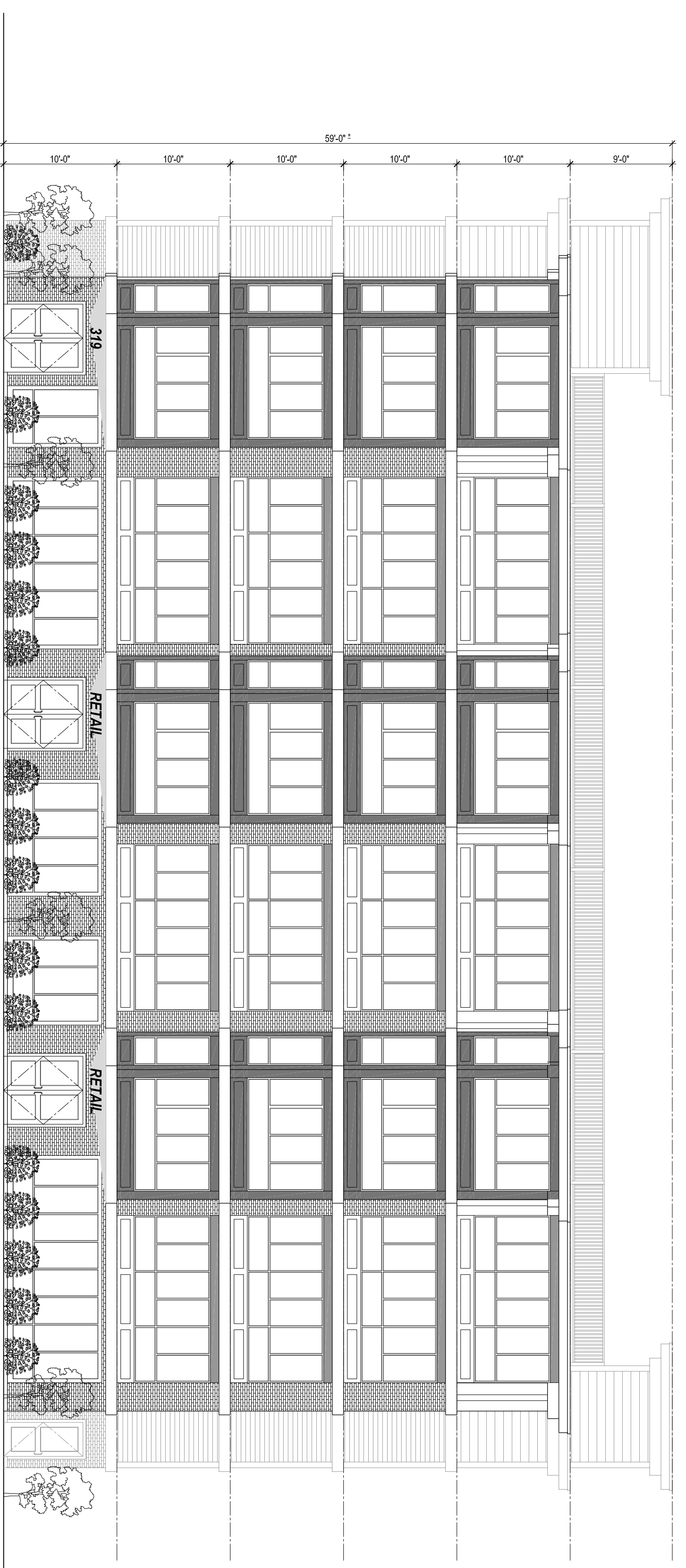
PROPOSED ELEVATIONS

A6

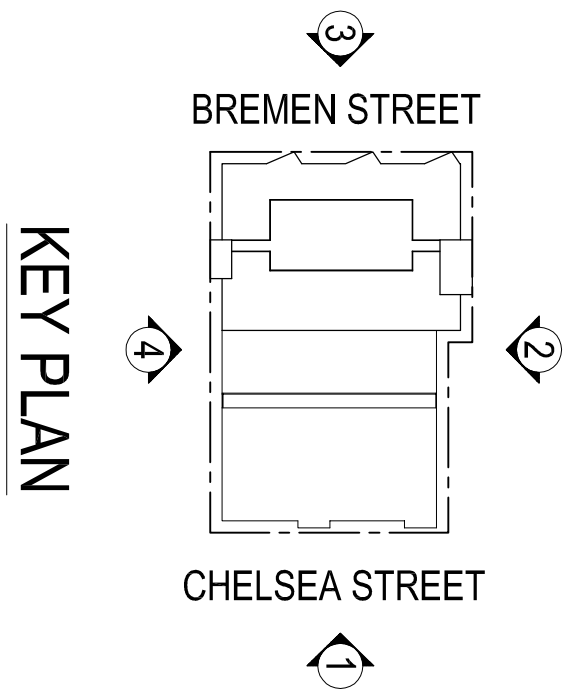
REV.	DATE	DESCRIPTION
1/A	X-XX-XX	XXX



ELEVATION 4



ELEVATION 3  
ALONG BREMAN STREET



GENERAL NOTE:  
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CHECKED BY:  
W. Christopher

PROPOSED ELEVATIONS

A7

## **319-327 Chelsea Street**

East Boston, Massachusetts

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

(See attached ISD Zoning and Building Code Refusals and Appeals regarding Permit Application #ERT258469)

Z238

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.

\$1350



**APPEAL**  
under Boston Zoning Code

Boston, Massachusetts October 9, 2013

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

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

of the lot at .....  
319-327 Chelsea Street 1 East Boston / 3F-2000  
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**

The appeal seeks permission to demolish an existing funeral home and construct a new, five (5) story residential building with thirty nine (39) residential units and fifty two (52) parking spaces.

**STATE REASONS FOR THIS PROPOSAL**

Allowance of the within appeal will enable the Appellant to revitalize a currently underutilized location with a new residential building similar in size and scope to other structures along Chelsea Street. Further, allowance of the within appeal will bring new residents to the area and provide a new, appropriately sized building at the location.

**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 a commercial business which is relocating within the community. The proposed project will help to accommodate the large demand for housing within the East Boston community while rehabilitating and 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.

Doyle K. Vecchione  
OWNER by Pat Buonopane  
AUTHORIZED AGENT Stephen V. Miller, Esq. (Signature)  
ADDRESS McDermott, Quilty & Miller LLP  
131 Oliver Street, 5th Floor  
Boston, Massachusetts 02110  
TELEPHONE (617) 946-4600  
FAX (617) 946-4624



**Boston Inspectional Services Department  
Planning and Zoning Division**

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

Thomas M. Menino  
Mayor

**ZONING CODE REFUSAL**

Gary P. Moccia  
Inspector of Buildings

ANTHONY VIRGILIO  
172 SALEM STREET  
BOSTON, MA 02113

September 18, 2013

**Location:** 319-327 CHELSEA ST EAST BOSTON MA 02128  
**Ward:** 01  
**Zoning District:** East Boston  
**Zoning Subdistrict:** 3F-2000  
**Appl. # :** ERT258469  
**Date Filed:** June 27, 2013  
**Purpose:** Construct 39 residential units with 52 parking spaces; raze existing funeral home 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>
Article 53 Section 56	Off street Parking	Number of spaces insufficient.
Article 53 Section 8	Uses	Multifamily Use, Forbidden.
Article 53 Section 9	Dimensional Regulations	Additional Lot Area Insufficient.
Article 53 Section 9	Dimensional Regulations	Floor Area Ratio Excessive.
Article 53 Section 9	Dimensional Regulations	Building Height Excessive.
Article 53 Section 9	Dimensional Regulations	Usable Open Space Insufficient.
Article 53 Section 9	Dimensional Regulations	Side Yard Insufficient.
Article 53 Section 9	Dimensional Regulations	Rear Yard Insufficient.
Article 53, Section 56.5(a)	Off Street Pkg Maneuverability	

Notes

Please Read:


1. Building shown on plot plan still not exactly the same as on the drawings. This will need to be corrected and reviewed before this permit can be issued.
2. This Project will require an Article 80 review. This BRA review be either a Small or Large Project review depending on if the first floor level is viewed as "Gross Floor Area" or not.
3. This review was also based on an incomplete set of drawings and when a complete set of construction drawings are received in this office additional items requiring relief may become apparent.

ANTHONY VIRGILIO  
172 SALEM STREET  
BOSTON, MA 02113

September 18, 2013

**Location:** 319-327 CHELSEA ST EAST BOSTON MA 02128  
**Ward:** 01  
**Zoning District:** East Boston  
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**Appl. # :** ERT258469  
**Date Filed:** June 27, 2013  
**Purpose:** Construct 39 residential units with 52 parking spaces; raze existing fuleral home 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.

  
\_\_\_\_\_  
Kenneth Morin  
(617)961-3280  
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.





Thomas M. Menino  
Mayor

## Boston Inspectional Services Department Building and Structures Division

B2

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

Gary P. Moccia  
Inspector of Buildings

\$150

### BUILDING CODE REFUSAL

September 18, 2013

ANTHONY VIRGILIO  
172 SALEM STREET  
BOSTON, MA 02113

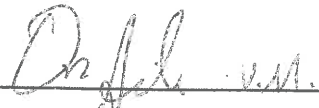
Re: Application # : **ERT258469**  
Date Filed: June 27, 2013  
Location: 319-327 CHELSEA ST EAST BOSTON MA 02128  
Ward: 01  
Purpose: Construct 39 residential units with 52 parking spaces: raze existing fuleral home as per plans.

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:
8th 780CMR705.8	Opening of EXTERIOR WALL	Table 705.8

Note:

1. The first floor fire walls appear to be louvers on the zero lot line. The drawings are not clear if this is true or not. Please let this office if you would like to seek additional relief if the first floor exterior walls are if fact there are louvers in these locations. The refusal for these has not been written.
2. This review was completed with a primilinary set of construction drawings. When a full set of construction drawings are received additional items requiring relief may become apparent.

  
 \_\_\_\_\_  
 Kenneth Morin  
 for the Commissioner  
 (617)961-3280

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

**APPEAL**



BOSTON,

October 9, 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 September 18, 2013 ~~XX~~

Re: Application No. ERT258469

Filed: June 27, 2013

Location: 319-327 Chelsea Street, East Boston

Purpose: Construct 39 residential units with 52 parking spaces; raze existing funeral home 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:

705.8 Opening of Exterior Wall.

Openings in exterior walls shall comply with Sections 705.8.1 through 705.8.6.

The appellant Doyle K. Vecchione by Pat Buonopane 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 fire safety. 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

*Stephen V. Miller* ESQ.

Stephen V. Miller, Esq.  
Authorized Agent for the Appellant

Address 131 Oliver Street, 5th Floor  
Boston, MA 02110