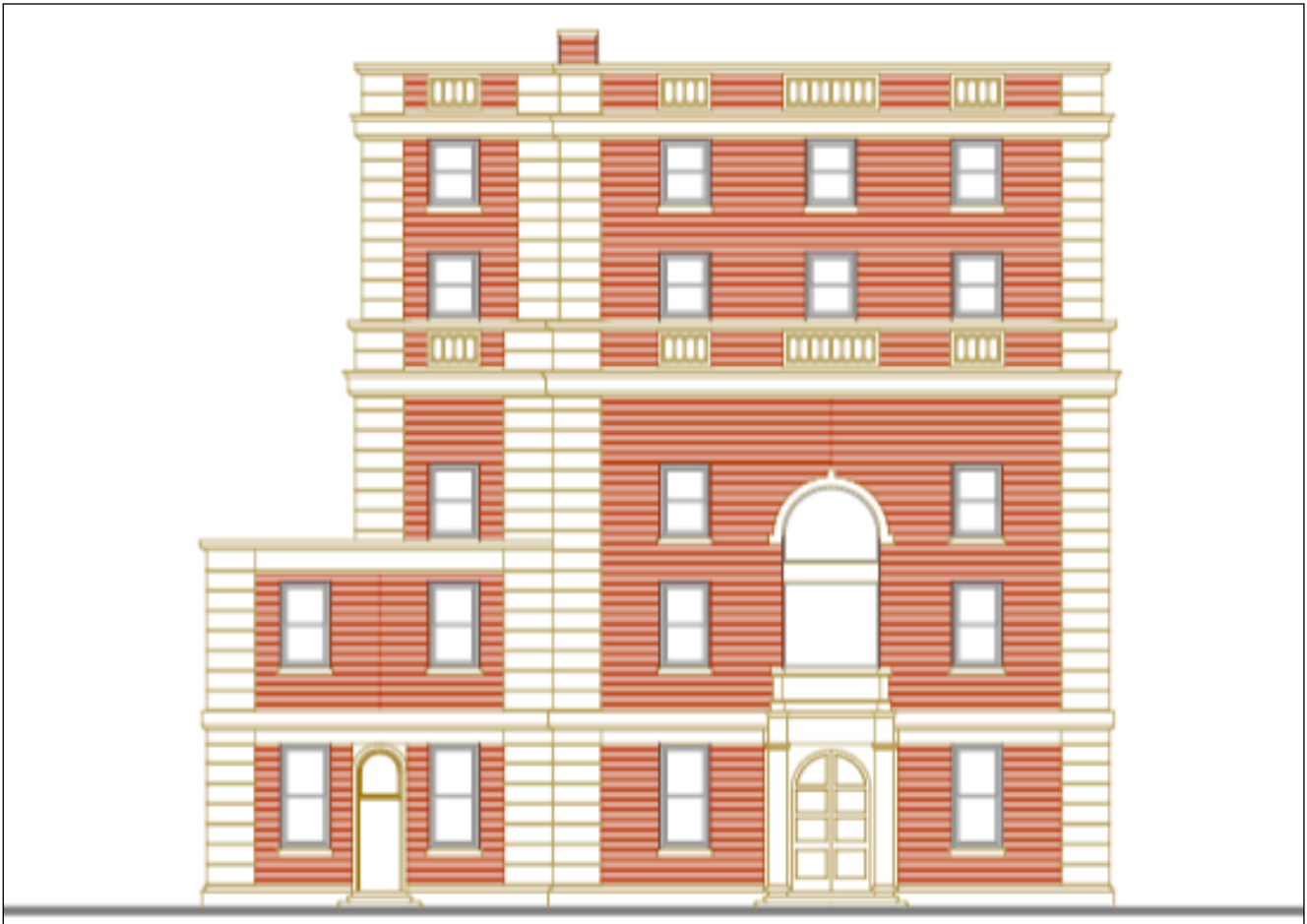

41 N. Margin Street

Application for Small Project Review

submitted to the

Boston Planning and Development Agency



East Boston Community Development Corporation and Affirmative Investments, Inc.
33 Union Street
Boston, MA



John Campbell, Project Manager, Development Review
Boston Planning and Development Agency
Boston City Hall, 9th Floor
Boston, MA 02201

Dear Mr. Campbell,

It is my pleasure to submit this application for Small Project Review pursuant to Article 80, Section 80E, of the Boston Zoning Code, for the 41 N Margin Street Affordable Senior Housing Project in the North End.

The proposed project is to consist of 23 units of 100% affordable senior rental apartments and a 2,000 square foot meeting hall for the Knights of Columbus, served by 13 accessory parking spaces. The applicant and developer is Affirmative Investments., Inc and the East Boston Community Development Corporation and architectural services are being provided by MAI architects.

On behalf of the applicant and development team, I wish to express our excitement at the prospect of bringing much needed senior affordable housing to the North End and supporting the community building work of the Knights of Columbus. I want thank the BPDA for its guidance and assistance to date in this matter. We look forward to continuing our strong working relationship with BPDA staff as we move towards final approval of this project.

Sincerely,

David Ennis

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I. Project Summary

Developer and Applicant:

EBCDC Inc., 72 Marginal St., Boston, MA 02128
Sal Colombo, scolombo@ebcdc.com, (617) 569-5590
Affirmative Investments, Inc. (AI), 33 Union St., Boston, MA 02108
David Ennis, dennis@affirmativeinvestments.com, (617) 367-4300

Legal Counsel:

Drago + Toscano LLP, 15 Broad St Suite 610, Boston, MA 02109
Jeffrey R. Drago, jdrago@dtlawllp.com, (617) 391-9450

Architecture:

Michael Angelo Interbartolo (MAI), AIA, 108 Maverick Street, Boston, MA 02128
Michael Interbartolo, majjr@aol.com, 617-569-1068

Project Summary

The proposed project involves the adaptive reuse of 41 North Margin Street in the North End. The building is currently used as the headquarters of the Knights of Columbus, a non-profit charitable organization that has been active in the North End for over a century and has occupied the building since the 1960s. The Knights are committed to the North End community, and as their membership has declined in the past decade, they have decided that they could serve the community best if they worked to redevelop their headquarters at 41 N. Margin Street into affordable housing for seniors.

The lot size is 14,890 SF and the three-story building is 4,341 SF. The renovated building would include 23 apartments over five floors. The roof, which is currently pitched, would be squared off, increasing the building height by two feet. A new addition to the north side of the building to provide the Knights of Columbus a new, smaller, and more appropriate meeting hall. The first floor will consist of three apartments and 1,515 gross square feet of Knights of Columbus meetings space. The second through fifth floors will include five apartments per floor. The lot size will accommodate 13 parking spaces. The building will undergo a gut renovation including a new HVAC system and elevator.

Community Benefits

The proposed project offers the immense benefit of increasing the number of senior affordable housing units in Boston's North End. The EBCDC is acutely aware of the unmet demand for senior affordable housing in the North End as developers and managers of the Villa Michelangelo, a 71-unit affordable housing development in the North End for seniors. The current waiting list for a one-bedroom in the Michelangelo is 141 applicants long 31

applicants long for a studio. The current problem will become even more severe when the Mercantile Building's subsidized, affordable rents expire.

Moreover, the proposed project will support the Knights of Columbus' community building efforts in the North End. Firstly, the space in the basement will be available to the North End community in addition to the tenants for community meetings and events. Secondly, the Knights support dozens of community and charitable organizations in the community, and a more appropriate meeting hall will allow them to further and better their work in the community.

II. Detailed Project Information

Project Description

The project site consists of approximately 14,890 SF of land area, comprised of one parcel of land situated at 41 N Margin Street in the North End, being City of Boston Assessor's Parcel No. 0301304000. The site fronts on N Margin Street and is bordered on the north, east, and south by residential buildings.

The proposed building will consist of 23 new affordable residential rental apartments for seniors, an approximately 1,500 square foot commercial space to be used by the Knights of Columbus for meeting space, and an approximately 700 square foot community space in the basement available for residents and the North End community.

Traffic, Parking, and Access

The project will include 13 parking spaces which can be accessed via N. Margin Street which is a one-way street running from Thatcher Street to Tillman Street. The site can be vehicularly accessed from the north by way of N Washington Street via Thacher Street. Access from the south can be accomplished by way of Salem Street via Cooper Street, Endicott Street, and Thacher Street. Vehicles will both enter the surface parking from the south of the building and exit from the north of the building. The lobby will be handicap accessible from the ramp behind the building.

The project site is a short distance from the MBTAs Haymarket subway station, North Station commuter rail and subway station, as well as bus routes 111, 92, 93, 426, and 450.

Project Financing and Developer Pro Forma

The applicants have experience in financing and developing affordable housing in Boston. Specifically, AI has, in conjunction with the EBCDC, financed several projects in Boston that were adaptive reuses of comparable historic buildings into senior affordable housing.

Total Development Cost (soft/hard costs): \$12,626,930
 Tax Credit Equity: \$3,872,238
 City of Boston: 7,354,692
 Note to Knights of Columbus: \$1,000,000
 Conventional Debt: \$400,000

Project Design

The proposed project consists of renovating a three-story building and adding a one-floor, roughly 1,500 SF extension to the north side of the building. The site will include 13 parking spaces and new planters and green space. The basement will include 2,400 SF of community space. The first floor will contain an entry vestibule, elevator lobby, 1,605 SF of Knights of Columbus meeting space, two studio apartments and one one-bedroom apartments. The second through fifth floors will contain two studio apartments and three one-bedroom apartments.

The renovation of the building will include squaring-off the roof at 57 feet and adding a floor to what is currently the second floor of the building. No significant changes will be made to the outside of the building, apart from the added building space on the north side.

Anticipated Permits and Approvals

Agency Name	Permit or Action
Boston Planning and Development Agency	-Article 80 Small Project Review -Affordable Housing Agreement -Design Review Approval
Zoning Board of Appeals	-Approval
Boston Inspectional Services Department	-Building Permit -Certificate of Occupancy

APARTMENT UNIT COUNT AND MIX

APT. TYPE	STUDIO			ONE BEDROOM			TOTALS
AREA (SF)	439 SF	464 SF	575	575	590	625 SF	
FLOOR ONE	1	1	1	0	0	0	3
FLOOR TWO	1	1	1	0	1	1	5
FLOOR THREE	1	1	0	1	1	1	5
FLOOR FOUR	1	1	0	1	1	1	5
FLOOR FIVE	1	1	0	1	1	1	5
TOTALS	5	5	2	3	4	4	23

III. Boston Zoning Code Data

	MIN. LOT SIZE	MIN. LOT AREA FOR ADDITIONAL DWELL'G UNIT	TOTAL LOT SIZE	MIN. LOT WIDTH	MAX. FLOOR AREA RATIO	MAX. HEIGHT OF BLDG	MIN. OPEN SPACE PER DU	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MAX. PRIN. BLDG COVER.	MIN. OFFST PARK'G
REQUIRED BY CODE	NONE	NONE	NONE	NONE	3.0	55 FT	100 SF	NONE	NONE	12 FT	NA	??
EXISTING CONDITIONS	14,890SF	NONE	14,890SF	92 FT	0.8	52.5 FT	NA	5 FT	18 FT 25 FT	51 FT	NA	??
PROPOSED CONDITIONS	14,890SF	NONE	14,890SF	92 FT	1.6	57 FT	92 SF	5 FT	5 FT 25 FT	51 FT	NA	13

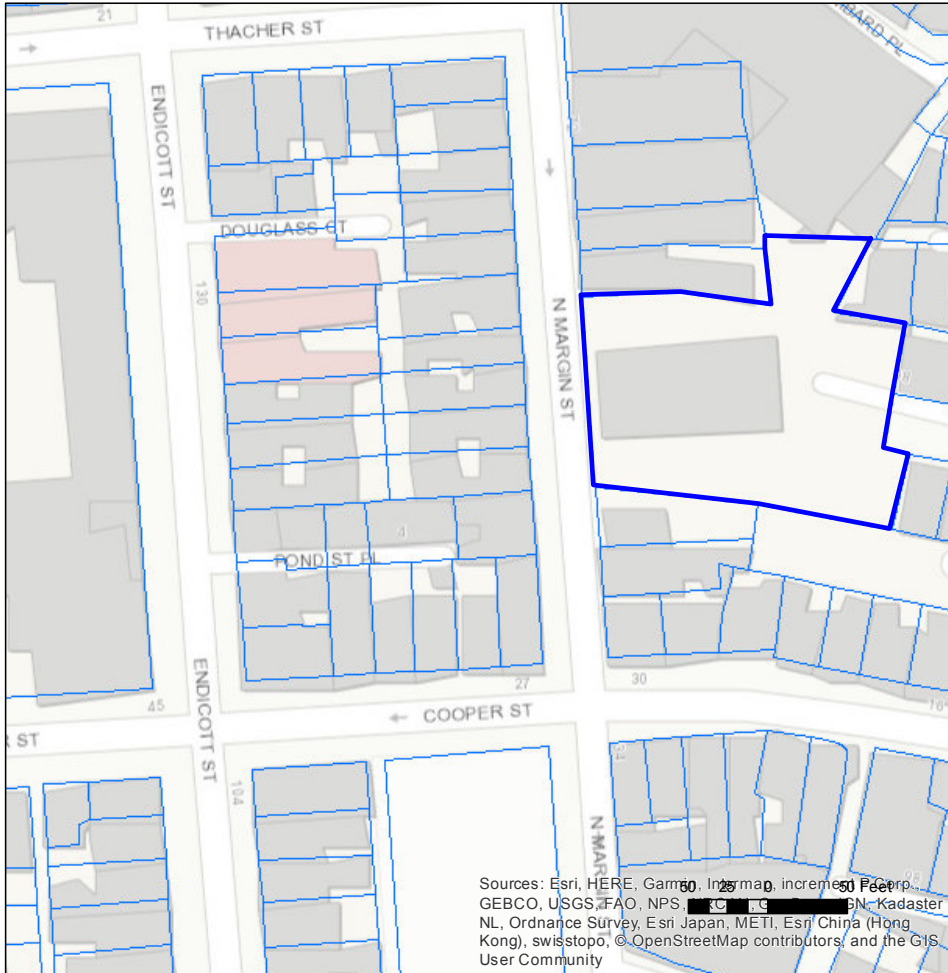
FLOOR AREA			EXIST'G GROSS	EXIST'G MECH	EXIST'G NET	PROPOSED GROSS	PROPOSED MECH	PROPOSED NET
BASEMENT			3,200	800	2,400	3,200	750	2,400
FIRST FLOOR								
RESIDENTIAL			0	0	0	2,922	10	2,912
NON-RESIDENTIAL			3,200	0	3,200	1,515	0	1,515
SECOND FLOOR			3,200	0	3,200	4,328	10	4,312
THIRD FLOOR			1,300	0	1,300	4,066	10	4,050
FOURTH FLOOR			2,515	0	2,515	4,066	10	4,050
FIFTH FLOOR			0,000	0	0,000	4,066	10	4,050
TOTAL FLOOR AREA			13,415	800	12,615	24,257	800	23,457
EXISTING FLOOR AREA RATIO			12,615 SF/14890 = 0.84 FAR			PROPOSED FLOOR AREA RATIO 23,457 SF/14,890 = 1.58 FAR		
--- OFF-STREET PARKING SPACES REQUIRED FOR NON RESIDENTIAL 1.0 PER 500 SF = 3 SPACES								
--- OFF-STREET PARKING SPACES REQUIRED FOR RESIDENTIAL 0.5 PER UNIT = 11 SPACES								
--- ACTUAL OFF-STREET PARKING SPACES 13 SPACES								

07/31/18

Exhibit 1: Assessing Parcel

Exhibit "1"

June 1, 2018



Parcel ID: 0301304000
 Address: 41 43 N MARGIN ST
 Zipcode: 02113
 Owner: ANSONIA COUNCIL K OF C
 Land Use: Tax-exempt
 Lot Size: 14,890.00 sq ft
 Living Area: 6,480.00 sq ft
 Total Value: \$2,131,000.00
 Land Value: \$1,537,800.00
 Building Value: \$593,200.00
 Gross Tax: \$0.00



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

The City of Boston makes no claims, no representations, and no warranties, expressed or implied, concerning the validity (expressed or implied), the reliability, or the accuracy of the GIS data and GIS data products furnished by the City, including the implied validity of any uses of such data. The use of this data, in any such manner, shall not supercede any federal, state or local laws or regulations.



Sources: Esri, HERE, Garmin, Intel Map, increment P Corp., GEBCO, USGS, FAO, NPS, NGA, swisstopo, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

Exhibit 2: Site Map



Exhibit 3: Neighborhood Context

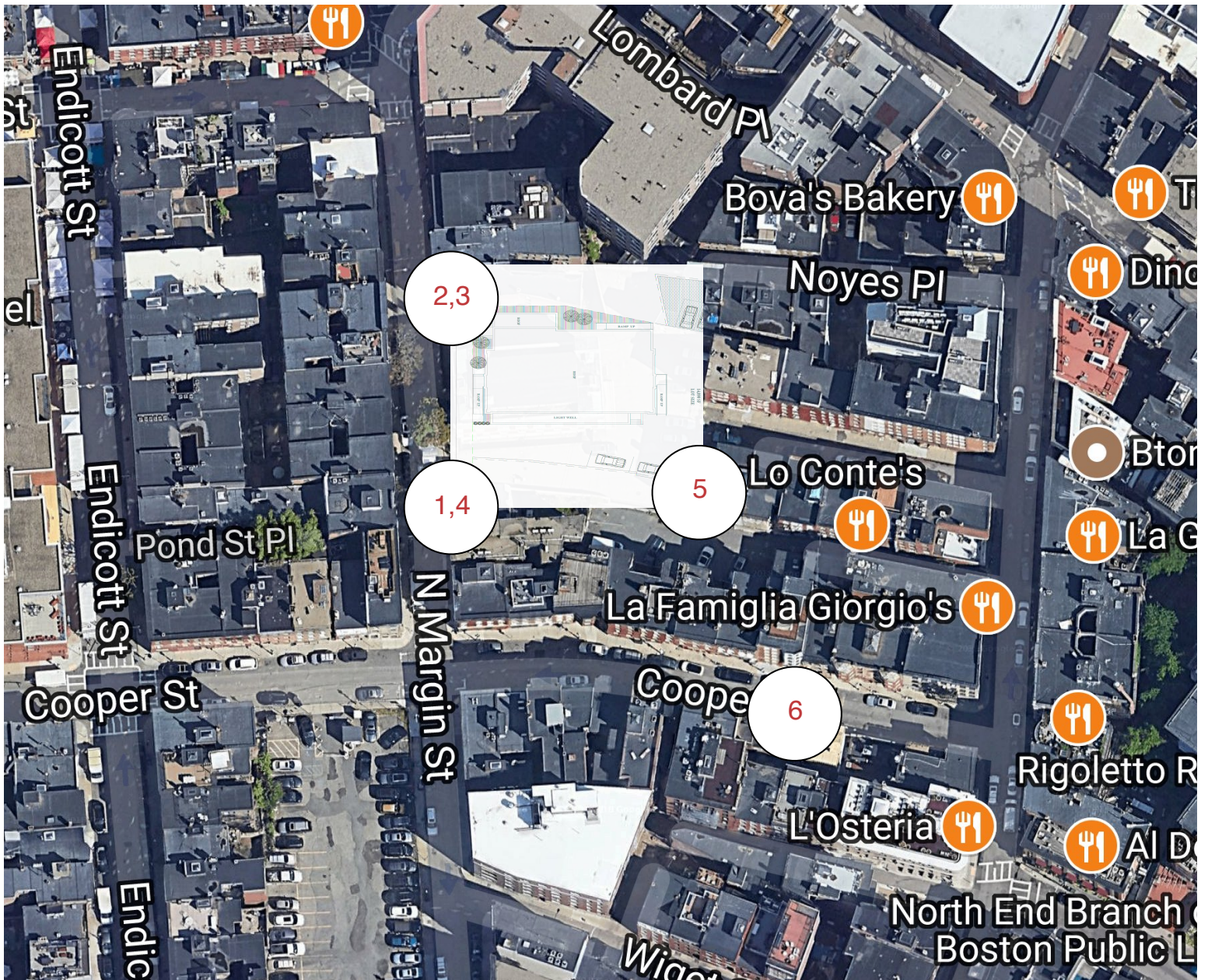


Exhibit 3: Neighborhood Context (cont.)



1. View south on N. Margin Street. Site is on the left.



2. View north on N. Margin Street. Site is on the right.

Exhibit 3: Neighborhood Context (cont.)



Image capture: Aug 2017 © 2018 Google

3. View through to parking lot. Site is on the right.



4. View through to parking lot. Site is on the left.

Exhibit 3: Neighborhood Context (cont.)



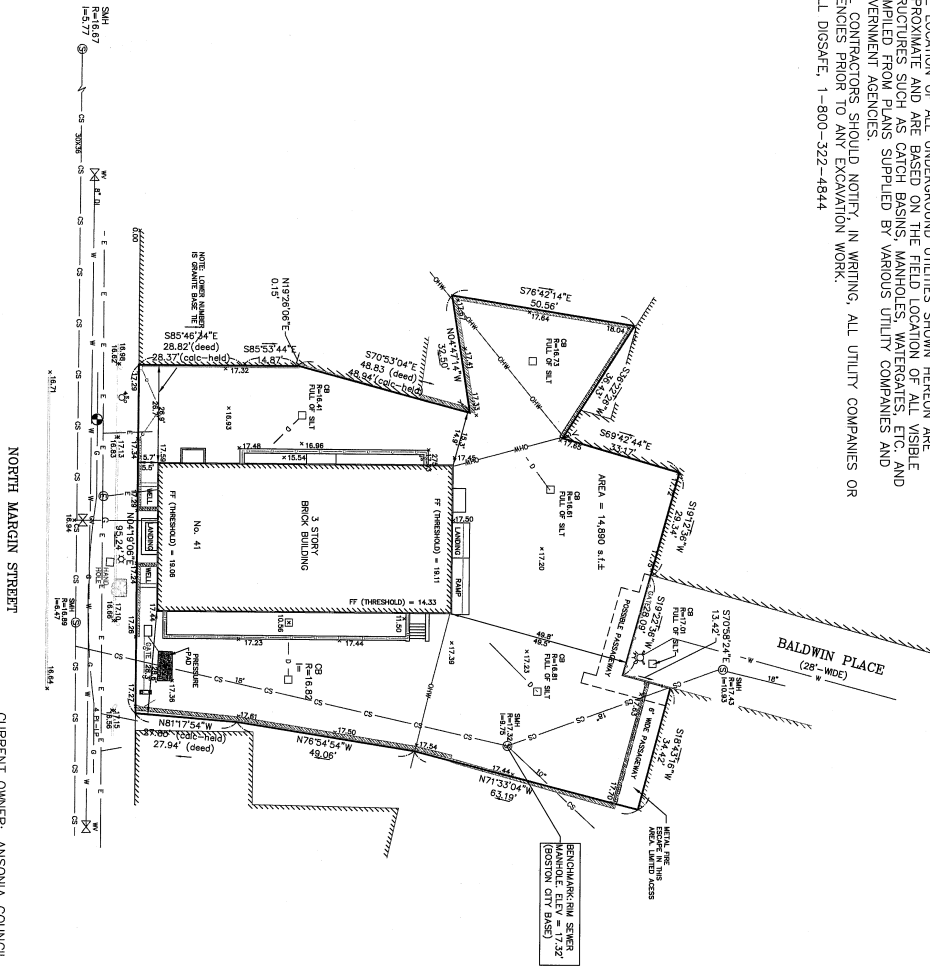
5. View from parking lot.



6. Aerial View

Exhibit 4: Existing Site Plan

NOTE:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THIS PLAN, PRIOR TO ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BEFORE PROCEEDING WITH THE WORK.
 THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATERGATES, ETC. AND ALL UTILITIES SHOWN ARE SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES.
 ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, ALL UTILITY COMPANIES OR AGENCIES PRIOR TO ANY EXCAVATION WORK.
 CALL DIGSAFE, 1-800-322-4844



NORTH MARGIN STREET
 BALDWIN PLACE (28'-WIDE)
 3 STORY BRICK BUILDING
 3 STORY BRICK BUILDING
 3 STORY BRICK BUILDING
 BENCHMARKING SURVEY MARKER ELEV = 17.32'
 (BOSTON CITY BASE)
 AREA = 14,890 s.f.
 TITLE REF: Bk. 13328 Pg. 191
 CURRENT OWNER: ANSONIA COUNCIL, KNIGHTS OF COLUMBUS HOME ASSOCIATION INC.
 PLAN REF: CITY OF BOSTON PLAN L-5555
 Bk 3002 Pg 492
 Bk 7886 Pg 435
 PLAN 280 OF 2012



LEGEND

CS	COMBINED SYSTEM
SE	SEWER
DR	DRAIN
0	WATER
T	TELEPHONE
G	GAS
W	WATER
E	ELECTRIC
UR	UTILITY POLE
FR	FIRE HYDRANT
CB	CATCH BASIN
WM	WATER MANHOLE
GM	GAS MANHOLE
SM	SEWER MANHOLE
TM	TELEPHONE MANHOLE
SP	EXISTING SPOT ELEVATION
MP	MONITORING WELL

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS AND WAYS ALREADY ESTABLISHED AND NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN.
 THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION, AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTED PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.



RICHARD J. MEDE JR. - P.L.S.
 DATE: 06/12/2018

SITE PLAN OF LAND
 41 NORTH MARGIN STREET
 BOSTON, MASS.
 (SUFFOLK COUNTY)

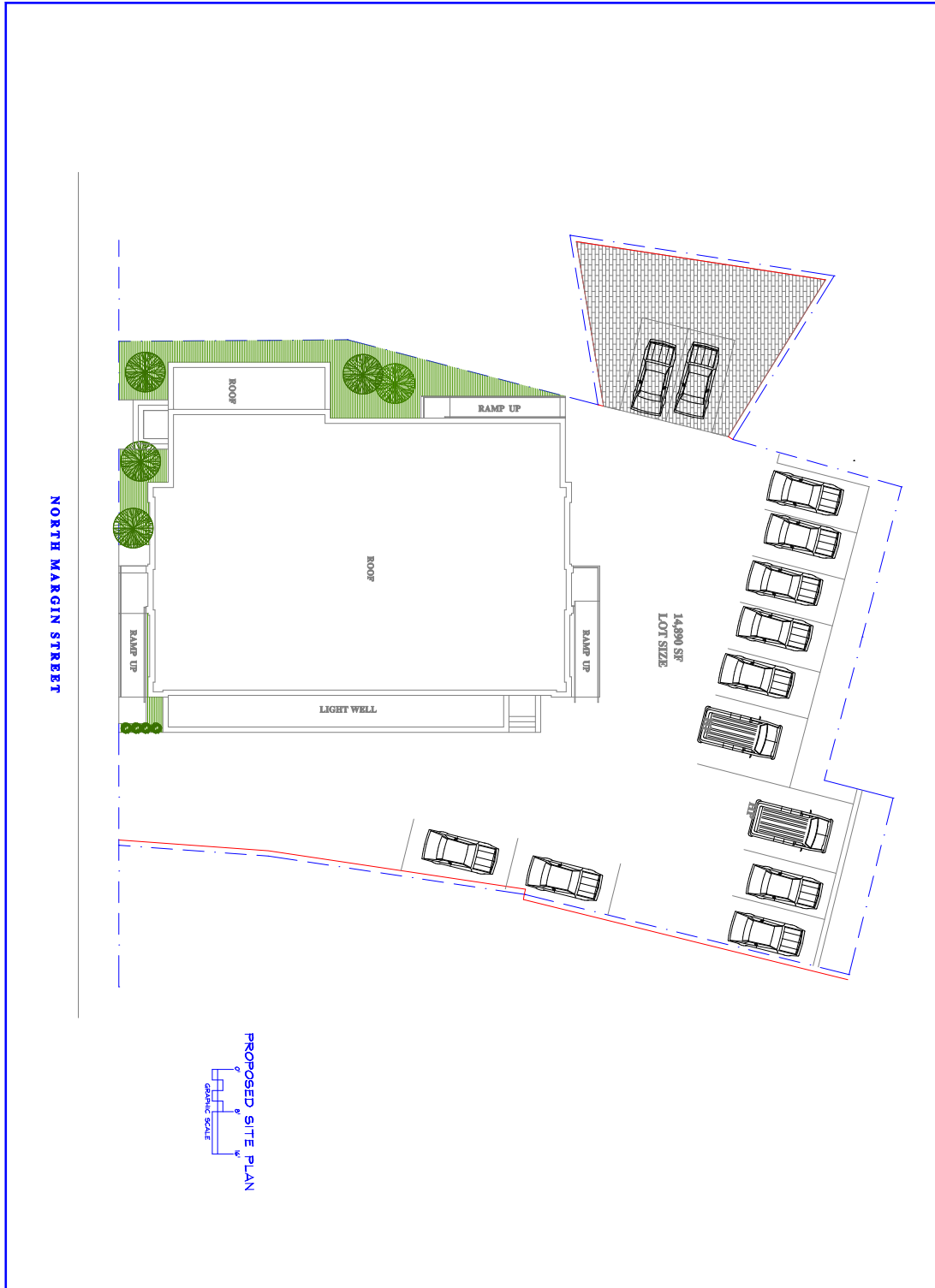
PREPARED BY:
 MEDFORD ENGINEERING & SURVEY
 ANGELO B. VENEZIANO ASSOCIATES
 15 HALL ST. MEDFORD, MA 02155
 781-396-4466 fax: 781-396-8052



DATE: JUNE 12, 2018

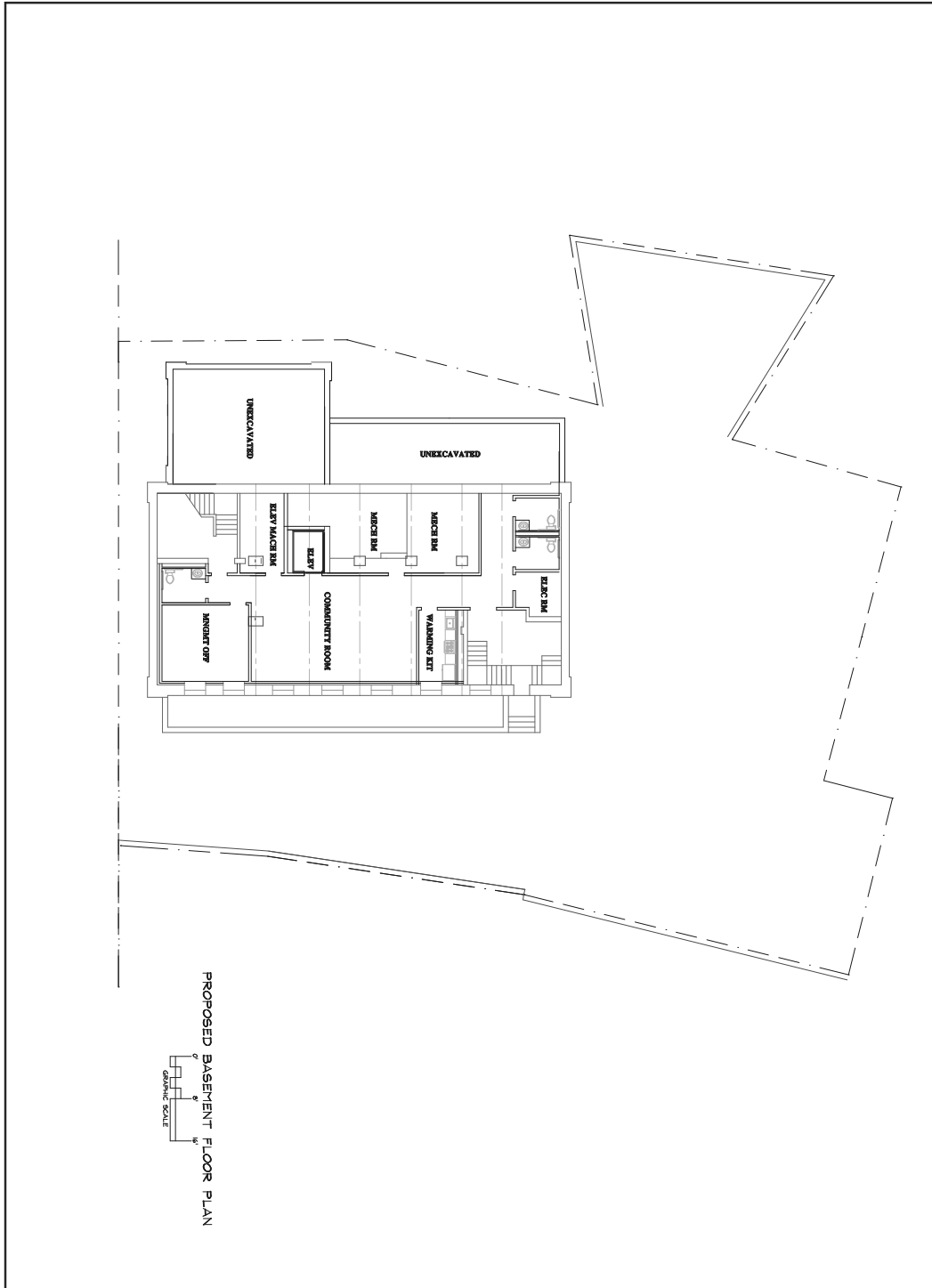
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DM/BN		CAV	CAV	RAW	20110

Exhibit 5: Proposed Site Plan



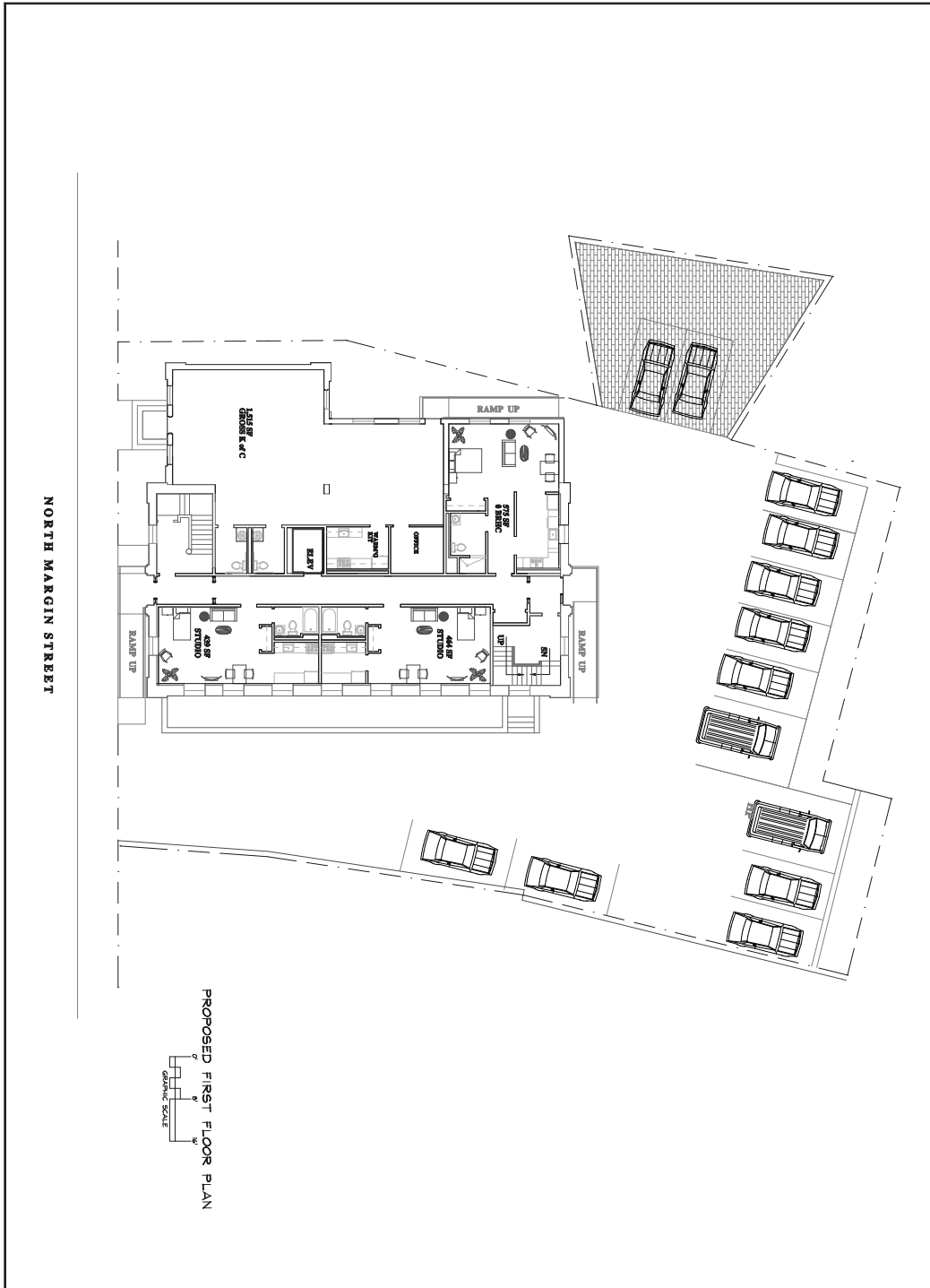
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		<small>DATE</small> <small>NO.</small> <small>DESCRIPTION</small>	<small>DATE</small> <small>NO.</small> <small>DESCRIPTION</small>	
NORTH MARGIN STREET APARTMENTS 41 NORTH MARGIN STREET, BOSTON, MA.				
<small>OWNER</small> E. B. C. D. C. INC. <small>11 MARSHALL STREET, EAST BOSTON, MA.</small>				
<small>ARCHITECT</small> MICHAEL ANGELO INTERBARTOLO JR., AIA <small>89 BOWEN STREET, EAST BOSTON, MA.</small>				
<small>SCALE:</small> <small>AS NOTED</small>	<small>DATE:</small> 07/31/18 <small>DRAWN BY:</small> TAI			
<small>CADD FILE NAME:</small> 41N18-SP01-073118				

Exhibit 6: Basement Floor Plan



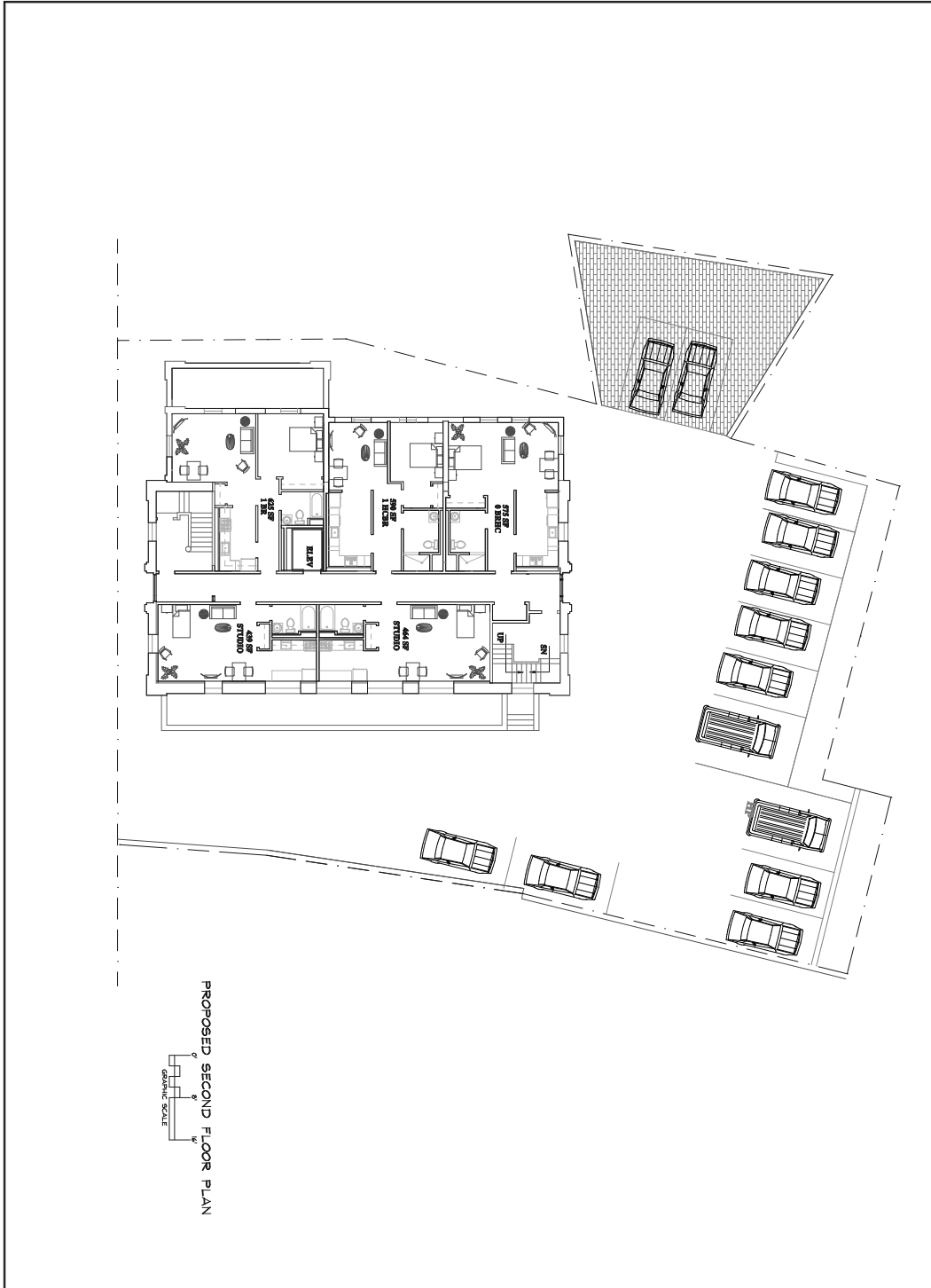
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REVISIONS																														
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Exhibit 7: Proposed First Floor Plan



HUD DRAWING No. A-02		NORTH MARGIN STREET APARTMENTS 41 NORTH MARGIN STREET, BOSTON, MA. SPONSOR E. B. C. D. C., INC. 75 NATHANIAL STREET, SALEM BOSTON, MA. ARCHITECT MICHAEL ANGELO INTERBARTOLO JR., AIA 60 BOWDLE STREET, SALEM BOSTON, MA.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">REVISIONS</th> </tr> <tr> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	REVISIONS		DATE	DESCRIPTION																					
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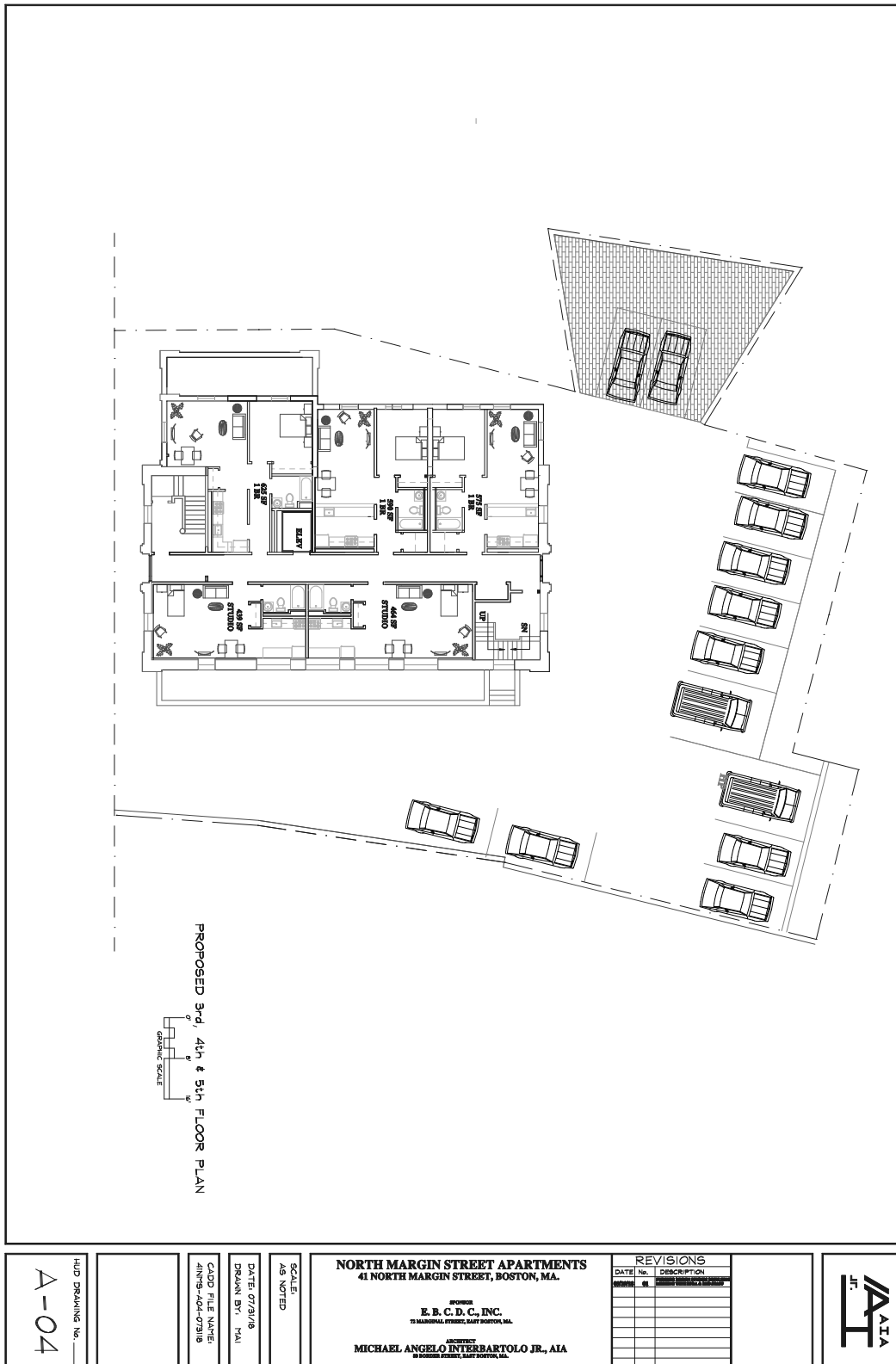
Exhibit 8: Proposed Second Floor Plan



PROPOSED SECOND FLOOR PLAN

<p>FIELD DRAWING NO. A-03</p>				<p>NORTH MARGIN STREET APARTMENTS 41 NORTH MARGIN STREET, BOSTON, MA.</p> <p>SPONSOR E. B. C. D. C., INC. 13 MARSHALL STREET, EAST BOSTON, MA.</p> <p>ARCHITECT MICHAEL ANGELO INTERBARTOLO JR., AIA 10 BOSTON STREET, EAST BOSTON, MA.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">REVISIONS</th> </tr> <tr> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	REVISIONS		DATE	DESCRIPTION																	
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DATE	DESCRIPTION																									
SCALE AS NOTED	DATE: 07/23/18	DRAWN BY: NAI	CADD FILE NAME: AIN-03-005-0218B																							

Exhibit 9: Proposed Third, Fourth, and Fifth Floor Plan



HUD DRAWING No. A-04		SCALE: AS NOTED	NORTH MARGIN STREET APARTMENTS 41 NORTH MARGIN STREET, BOSTON, MA. SPOKON E. B. C. D. C., INC. <small>75 MARSHALL STREET, SAFF BOSTON, MA.</small> ARCHITECT MICHAEL ANGELO INTERBARTOLO JR., AIA <small>88 BOWDEN STREET, SAFF BOSTON, MA.</small>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">REVISIONS</th> </tr> <tr> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	REVISIONS		DATE	DESCRIPTION																					
REVISIONS																													
DATE	DESCRIPTION																												

Exhibit 10: Elevations

EXISTING FRONT ELEVATION

PROPOSED FRONT ELEVATION

Basement Floor, First Floor, Second Floor, Third Floor, Fourth Floor, Fifth Floor, Roof

Graphic Scale: 0, 6, 12 feet

REVISIONS	
DATE	DESCRIPTION

NORTH MARGIN STREET APARTMENTS
41 NORTH MARGIN STREET, BOSTON, MA.

SPONSOR
E. B. C. D. C., INC.
13 MARSHALL STREET, SAFFORDPORT, MA.

ARCHITECT
MICHAEL ANGELO INTERBARTOLO JR., AIA
100 NORTH STREET, SAFFORDPORT, MA.

SCALE: AS SHOWN

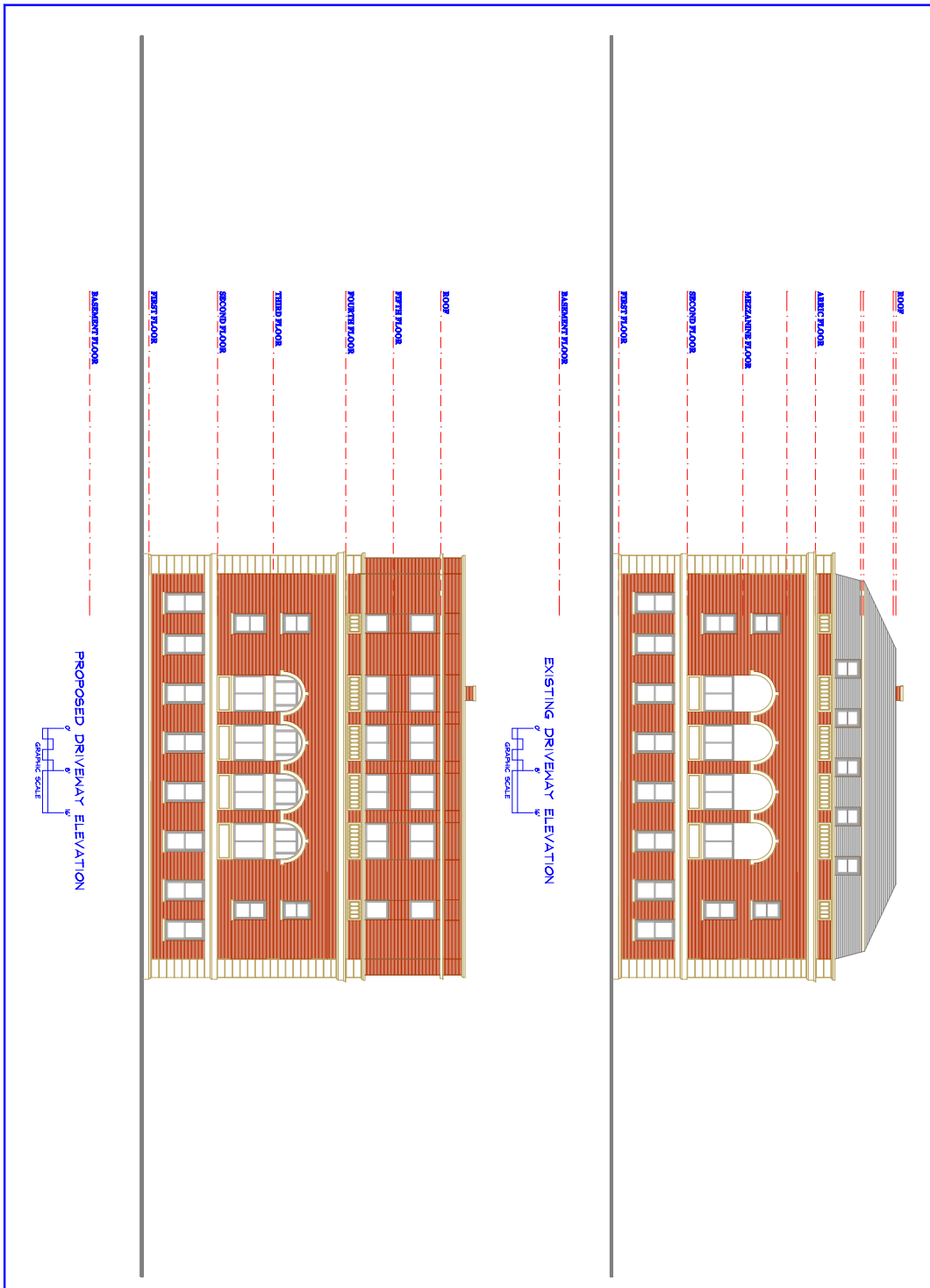
DATE: 07/21/18
DRAWN BY: HAI

CADD FILE NAME:
41NB-405-0721B

HAI
JF
AIA

HAI DRAWING No. **A-05**

Exhibit 10: Elevations (cont.)



<p>FIELD DRAWING No. A-06</p>	<p>DATE: 07/21/18 DRAWN BY: THAI</p>	<p>CADD FILE NAME: A110-DWG-072118</p>	<p>SCALE: AS NOTED</p>	<p>NORTH MARGIN STREET APARTMENTS 41 NORTH MARGIN STREET, BOSTON, MA.</p> <p>OWNER: E. R. C. D. C. INC. 75 MARSHALL STREET, BAY BOSTON, MA.</p> <p>ARCHITECT: MICHAEL ANGELO INTERBARTOLO JR., AIA 85 BOWEN STREET, BAY BOSTON, MA.</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>DATE</th> <th>NO.</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	DATE	NO.	DESCRIPTION																															
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Exhibit 10: Elevations (cont.)



HUD DRAWING No. A-07		NORTH MARGIN STREET APARTMENTS 41 NORTH MARGIN STREET, BOSTON, MA. SPONSOR E. B. C. D. C., INC. 13 MARSHALL STREET, EAST BOSTON, MA. ARCHITECT MICHAEL ANGELO INTERBARTOLO JR., AIA 85 FORTRESS STREET, EAST BOSTON, MA.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">REVISIONS</th> </tr> <tr> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	REVISIONS		DATE	DESCRIPTION																	
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SCALE AS NOTED	DATE: 07/21/16 DRAWN BY: HAI	CAD FILE NAME: A1110-A07-0721B																						

Exhibit 10: Elevations (cont.)

PROPOSED SIDE ELEVATION

DRAWING SCALE

BASEMENT FLOOR
FIRST FLOOR
SECOND FLOOR
THIRD FLOOR
FOURTH FLOOR
FIFTH FLOOR
ROOF

EXISTING SIDE ELEVATION

DRAWING SCALE

BASEMENT FLOOR
FIRST FLOOR
SECOND FLOOR
THIRD FLOOR
FOURTH FLOOR
ROOF

HUD DRAWING No. **A-08**

NORTH MARGIN STREET APARTMENTS
41 NORTH MARGIN STREET, BOSTON, MA.

SPONSOR
E. B. C. D. C., INC.
75 MARSHALL STREET, SAFF PORTON, MA.

ARCHITECT
MICHAEL ANGELO INTERBARTOLO JR., AIA
85 KERRILL STREET, SAFF PORTON, MA.

REVISIONS	
DATE	DESCRIPTION
05/09/18	01 INITIAL SUBMITTAL PER CITY

SCALE:
AS NOTED

DATE: 07/21/18
DRAWN BY: NAL

CADD FILE NAME:
A117B-408-07/21/18

Exhibit 11: Transit Map



Exhibit 12: Zoning Code Refusal



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

Sean Lydon
Inspector of Buildings

MICHAEL A INTERBARTOLO JR
238 SARATOGA STREET
EAST BOSTON, MA 02128

August 24, 2018

Location: 41-43 N MARGIN ST BOSTON MA 02113
Ward: 03
Zoning District: North End Neighborhood
Zoning Subdistrict: MFR
Appl. #: **ALT868099**
Date Filed: August 15, 2018
Purpose: Addition to and convert existing 4 3/4 story masonry building (3 stories finished 1 3/4 stories unfinished containing Knights of Columbus facility (approximately 16,000 square feet) into 5 story building containing approximately 25,000 square feet (1500 sf for Knights of Columbus on part of first floor and 23,500 for twenty three (23) units of affordable "elderly housing" on floors 1 thru 5. Building to have all new plumbing, mechanical, electrical, fire alarm and to be fully sprinkled.

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. 09 Sec. 02	Nonconforming Use Change	Change of nonconforming USE Private club to Affordable Elderly housing and Private Club- Conditional
Art. 32 Sec. 04	GCOD Applicability	Substantial renovation
Article 54, Section 18	Roof Structure Restrictions	
Article 54, Section 21	Off-Street Parking & Loading Req	Insufficient parking and insufficient loading area (17 spaces and 1 loading bay area req.)
Article 54, Section 9	Use Regulations	Maximum allowed height exceeded- 55' max
Article 54, Section 9	Use Regulations	Insufficient usable open space- 100sf/unit req.
Notes		This application is further subject to Article 80E-1 (>15 Units; contact BPDA); then pending a favorable ZBA decision, two complete sets of stamped construction documents shall be required.

MICHAEL A INTERBARTOLO JR
238 SARATOGA STREET
EAST BOSTON, MA 02128

August 24, 2018

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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.

Francesco D'Amato

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.

Article 80 – Accessibility Checklist

A requirement of the Boston Planning & Development Agency (BPDA) Article 80 Development Review Process

The Mayor's Commission for Persons with Disabilities strives to reduce architectural, procedural, attitudinal, and communication barriers that affect persons with disabilities in the City of Boston. In 2009, a Disability Advisory Board was appointed by the Mayor to work alongside the Commission in creating universal access throughout the city's built environment. The Disability Advisory Board is made up of 13 volunteer Boston residents with disabilities who have been tasked with representing the accessibility needs of their neighborhoods and increasing inclusion of people with disabilities.

In conformance with this directive, the BPDA has instituted this Accessibility Checklist as a tool to encourage developers to begin thinking about access and inclusion at the beginning of development projects, and strive to go beyond meeting only minimum MAAB / ADAAG compliance requirements. Instead, our goal is for developers to create ideal design for accessibility which will ensure that the built environment provides equitable experiences for all people, regardless of their abilities. As such, any project subject to Boston Zoning Article 80 Small or Large Project Review, including Institutional Master Plan modifications and updates, must complete this Accessibility Checklist thoroughly to provide specific detail about accessibility and inclusion, including descriptions, diagrams, and data.

For more information on compliance requirements, advancing best practices, and learning about progressive approaches to expand accessibility throughout Boston's built environment. Proponents are highly encouraged to meet with Commission staff, prior to filing.

Accessibility Analysis Information Sources:

1. Americans with Disabilities Act – 2010 ADA Standards for Accessible Design
http://www.ada.gov/2010ADASTandards_index.htm
2. Massachusetts Architectural Access Board 521 CMR
<http://www.mass.gov/eopss/consumer-prot-and-bus-lic/license-type/aab/aab-rules-and-regulations-pdf.html>
3. Massachusetts State Building Code 780 CMR
<http://www.mass.gov/eopss/consumer-prot-and-bus-lic/license-type/csl/building-codebbrs.html>
4. Massachusetts Office of Disability – Disabled Parking Regulations
<http://www.mass.gov/anf/docs/mod/hp-parking-regulations-summary-mod.pdf>
5. MBTA Fixed Route Accessible Transit Stations
http://www.mbta.com/riding_the_t/accessible_services/
6. City of Boston – Complete Street Guidelines
<http://bostoncompletestreets.org/>
7. City of Boston – Mayor's Commission for Persons with Disabilities Advisory Board
www.boston.gov/disability
8. City of Boston – Public Works Sidewalk Reconstruction Policy
http://www.cityofboston.gov/images_documents/sidewalk%20policy%200114_tcm3-41668.pdf
9. City of Boston – Public Improvement Commission Sidewalk Café Policy
http://www.cityofboston.gov/images_documents/Sidewalk_cafes_tcm3-1845.pdf

Glossary of Terms:

1. **Accessible Route** – A continuous and unobstructed path of travel that meets or exceeds the dimensional and inclusionary requirements set forth by MAAB 521 CMR: Section 20
2. **Accessible Group 2 Units** – Residential units with additional floor space that meet or exceed the dimensional and inclusionary requirements set forth by MAAB 521 CMR: Section 9.4
3. **Accessible Guestrooms** – Guestrooms with additional floor space, that meet or exceed the dimensional and inclusionary requirements set forth by MAAB 521 CMR: Section 8.4
4. **Inclusionary Development Policy (IDP)** – Program run by the BPDA that preserves access to affordable housing opportunities, in the City. For more information visit: <http://www.bostonplans.org/housing/overview>
5. **Public Improvement Commission (PIC)** – The regulatory body in charge of managing the public right of way. For more information visit: <https://www.boston.gov/pic>

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6. **Visitability** – A place’s ability to be accessed and visited by persons with disabilities that cause functional limitations; where architectural barriers do not inhibit access to entrances/doors and bathrooms.

1. Project Information:				
<i>If this is a multi-phased or multi-building project, fill out a separate Checklist for each phase/building.</i>				
Project Name:	41 N Margin Street Senior Affordable Housing			
Primary Project Address:	41 N Margin St, North End, Boston			
Total Number of Phases/Buildings:	1			
Primary Contact (Name / Title / Company / Email / Phone):	David Ennis, President, Affirmative Investments, Inc., dennis@affirmativeinvestments.com, 6173674300			
Owner / Developer:	East Boston Community Development Corporation			
Architect:	Michael Angelo Interbartolo Jr., AIA			
Civil Engineer:	Medford Engineering and Civil			
Landscape Architect:	Michael Angelo Interbartolo Jr., AIA			
Permitting:	Drago + Toscano LLP			
Construction Management:	To Be Determined			
At what stage is the project at time of this questionnaire? Select below:				
		PNF / Expanded PNF Submitted	Draft / Final Project Impact Report Submitted	BPDA Board Approved
		BPDA Design Approved	Under Construction	Construction Completed:
Do you anticipate filing for any variances with the Massachusetts Architectural Access Board (MAAB)? <i>If yes, identify and explain.</i>	No			
2. Building Classification and Description:				
<i>This section identifies preliminary construction information about the project including size and uses.</i>				
What are the dimensions of the project?				
Site Area:	14,890 SF	Building Area:	24,257 GSF	
Building Height:	57.0 FT.	Number of Stories:	5	
First Floor Elevation: 16 feet		Is there below grade space:	Yes	
What is the Construction Type? (Select most appropriate type)				
	Wood Frame	Masonry Bearing Wall	Steel Frame Beams	Concrete Floors
What are the principal building uses? (IBC definitions are below – select all appropriate that apply)				
	Residential – One -	Residential - Multi-	Institutional	Educational

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		Three Unit	unit, Four +	Private Club	
		Business	Mercantile	Factory	Hospitality
		Laboratory / Medical	Storage, Utility and Other		
List street-level uses of the building:		Residential and Private Club without alcohol			
<p>3. Assessment of Existing Infrastructure for Accessibility: <i>This section explores the proximity to accessible transit lines and institutions, such as (but not limited to) hospitals, elderly & disabled housing, and general neighborhood resources. Identify how the area surrounding the development is accessible for people with mobility impairments and analyze the existing condition of the accessible routes through sidewalk and pedestrian ramp reports.</i></p>					
Provide a description of the neighborhood where this development is located and its identifying topographical characteristics:		The surrounding neighborhood is a mix of residential and commercial uses, with the immediate neighborhood consisting mainly of multifamily dwellings.			
List the surrounding accessible MBTA transit lines and their proximity to development site: commuter rail / subway stations, bus stops:		The project site is located within a 10 minute walk the Haymarket bus and subway station and a 20 minute walk from the North Station commuter rail line.			
List the surrounding institutions: hospitals, public housing, elderly and disabled housing developments, educational facilities, others:		The project site is located 1.1 miles from Massachusetts General Hospital. The closest <i>subsidized</i> housing is the Michelangelo Elderly Housing, which is .3 miles away and is for the elderly and disabled. It is also .4 miles from the K-8 Eliot School.			
List the surrounding government buildings: libraries, community centers, recreational facilities, and other related facilities:		The project site is .4 miles from Boston City Hall, .2 miles from the BCYF Nazzaro, and .1 miles from the North End Branch of the BPL.			
<p>4. Surrounding Site Conditions – Existing: <i>This section identifies current condition of the sidewalks and pedestrian ramps at the development site.</i></p>					
Is the development site within a historic district? <i>If yes</i> , identify which district:		No			
Are there sidewalks and pedestrian ramps existing at the development site? If yes, list the existing sidewalk and pedestrian ramp dimensions, slopes, materials, and physical condition at the development site:		Yes. There are ramps (maximum slope 1 to 12) to all exterior entrances to residential area of building as well as to the entrance to the private club from the parking area.			
Are the sidewalks and pedestrian		Yes sidewalks are existing and relatively flat, the ramps are new and will be			

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<p>ramps existing-to-remain? If yes, have they been verified as ADA / MAAB compliant (with yellow composite detectable warning surfaces, cast in concrete)? If yes, provide description and photos:</p>	<p>constructed during renovations. Also, an existing curb cut to the left of the building will be removed and full concrete sidewalk will replace it.</p>
<p>5. Surrounding Site Conditions – Proposed <i>This section identifies the proposed condition of the walkways and pedestrian ramps around the development site. Sidewalk width contributes to the degree of comfort walking along a street. Narrow sidewalks do not support lively pedestrian activity, and may create dangerous conditions that force people to walk in the street. Wider sidewalks allow people to walk side by side and pass each other comfortably walking alone, walking in pairs, or using a wheelchair.</i></p>	
<p>Are the proposed sidewalks consistent with the Boston Complete Street Guidelines? If yes, choose which Street Type was applied: Downtown Commercial, Downtown Mixed-use, Neighborhood Main, Connector, Residential, Industrial, Shared Street, Parkway, or Boulevard.</p>	<p>NA</p>
<p>What are the total dimensions and slopes of the proposed sidewalks? List the widths of the proposed zones: Frontage, Pedestrian and Furnishing Zone:</p>	<p>NA</p>
<p>List the proposed materials for each Zone. Will the proposed materials be on private property or will the proposed materials be on the City of Boston pedestrian right-of-way?</p>	<p>NA</p>
<p>Will sidewalk cafes or other furnishings be programmed for the pedestrian right-of-way? If yes, what are the proposed dimensions of the sidewalk café or furnishings and what will the remaining right-of-way clearance be?</p>	<p>NA</p>
<p>If the pedestrian right-of-way is on private property, will the proponent seek a pedestrian easement with the Public Improvement Commission (PIC)?</p>	<p>NA</p>
<p>Will any portion of the Project be going through the PIC? If yes, identify</p>	<p>NA</p>

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PIC actions and provide details.	
<p>6. Accessible Parking: <i>See Massachusetts Architectural Access Board Rules and Regulations 521 CMR Section 23.00 regarding accessible parking requirement counts and the Massachusetts Office of Disability – Disabled Parking Regulations.</i></p>	
What is the total number of parking spaces provided at the development site? Will these be in a parking lot or garage?	13 off-street parking spaces will be provided on-sight in an open parking area.
What is the total number of accessible spaces provided at the development site? How many of these are “Van Accessible” spaces with an 8 foot access aisle?	2
Will any on-street accessible parking spaces be required? If yes, has the proponent contacted the Commission for Persons with Disabilities regarding this need?	No
Where is the accessible visitor parking located?	Accessible parking is approximate 30 feet from nearest ramp.
Has a drop-off area been identified? If yes , will it be accessible?	Drop off area will be accessible, located at the public sidewalk opposite the front entrance/ramp of the building.
<p>7. Circulation and Accessible Routes: <i>The primary objective in designing smooth and continuous paths of travel is to create universal access to entryways and common spaces, which accommodates persons of all abilities and allows for visitability with neighbors.</i></p>	
Describe accessibility at each entryway: Example: Flush Condition, Stairs, Ramp, Lift or Elevator:	Stairs and accessible ramp at front entrance to main building, stairs at Knights of Columbus front entrance, accessible ramp at rear entrance to main building as well as to the rear entrance of Knights of Columbus.
Are the accessible entrances and standard entrance integrated? If yes , describe. If no , what is the reason?	Yes, all ramps are an integral part of the building and its landscaped areas.
If project is subject to Large Project Review/Institutional Master Plan , describe the accessible routes way-	NA

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finding / signage package.	
<p>8. Accessible Units (Group 2) and Guestrooms: (If applicable) <i>In order to facilitate access to housing and hospitality, this section addresses the number of accessible units that are proposed for the development site that remove barriers to housing and hotel rooms.</i></p>	
What is the total number of proposed housing units or hotel rooms for the development?	23
If a residential development , how many units are for sale? How many are for rent? What is the breakdown of market value units vs. IDP (Inclusionary Development Policy) units?	100% affordable rental.
If a residential development , how many accessible Group 2 units are being proposed?	3 units
If a residential development , how many accessible Group 2 units will also be IDP units? If none , describe reason.	3 units
If a hospitality development , how many accessible units will feature a wheel-in shower? Will accessible equipment be provided as well? If yes , provide amount and location of equipment.	NA
Do standard units have architectural barriers that would prevent entry or use of common space for persons with mobility impairments? Example: stairs / thresholds at entry, step to balcony, others. If yes , provide reason.	No
Are there interior elevators, ramps or lifts located in the development for access around architectural barriers and/or to separate floors? If yes , describe:	NA
<p>9. Community Impact: <i>Accessibility and inclusion extend past required compliance with building codes. Providing an overall scheme that allows full and equal participation of persons with disabilities makes the development an asset to the surrounding community.</i></p>	
Is this project providing any funding or improvements to the surrounding	The project will provide 23 units of much needed affordable senior housing in the North End. Moreover, it will provide an appropriate meeting space for the

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<p>neighborhood? Examples: adding extra street trees, building or refurbishing a local park, or supporting other community-based initiatives?</p>	<p>Knights of Columbus. The Knights support dozens of community and charitable organizations in the community and a more appropriate meeting hall will allow them to further and better their work in the community. Furthermore, the community room in the basement will be open for use by the North End community , continuing the Knights' tradition of offering meeting space for their neighbors.</p>
<p>What inclusion elements does this development provide for persons with disabilities in common social and open spaces? Example: Indoor seating and TVs in common rooms; outdoor seating and barbeque grills in yard. Will all of these spaces and features provide accessibility?</p>	<p>There will be an accessible community room and restrooms at the basement level for use by all tenants.</p>
<p>Are any restrooms planned in common public spaces? If yes, will any be single-stall, ADA compliant and designated as “Family”/ “Companion” restrooms? If no, explain why not.</p>	<p>Yes, there are two restrooms adjacent to the community room in the basement which will be single stall, ADA compliant.</p>
<p>Has the proponent reviewed the proposed plan with the City of Boston Disability Commissioner or with their Architectural Access staff? If yes, did they approve? If no, what were their comments?</p>	<p>No No</p>
<p>Has the proponent presented the proposed plan to the Disability Advisory Board at one of their monthly meetings? Did the Advisory Board vote to support this project? If no, what recommendations did the Advisory Board give to make this project more accessible?</p>	<p>No</p>

10. Attachments

Include a list of all documents you are submitting with this Checklist. This may include drawings, diagrams, photos, or any other material that describes the accessible and inclusive elements of this project.

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Provide a diagram of the accessible routes to and from the accessible parking lot/garage and drop-off areas to the development entry locations, including route distances.
Provide a diagram of the accessible route connections through the site, including distances.
Provide a diagram the accessible route to any roof decks or outdoor courtyard space? (if applicable)
Provide a plan and diagram of the accessible Group 2 units, including locations and route from accessible entry.
Provide any additional drawings, diagrams, photos, or any other material that describes the inclusive and accessible elements of this project. <ul style="list-style-type: none">••••

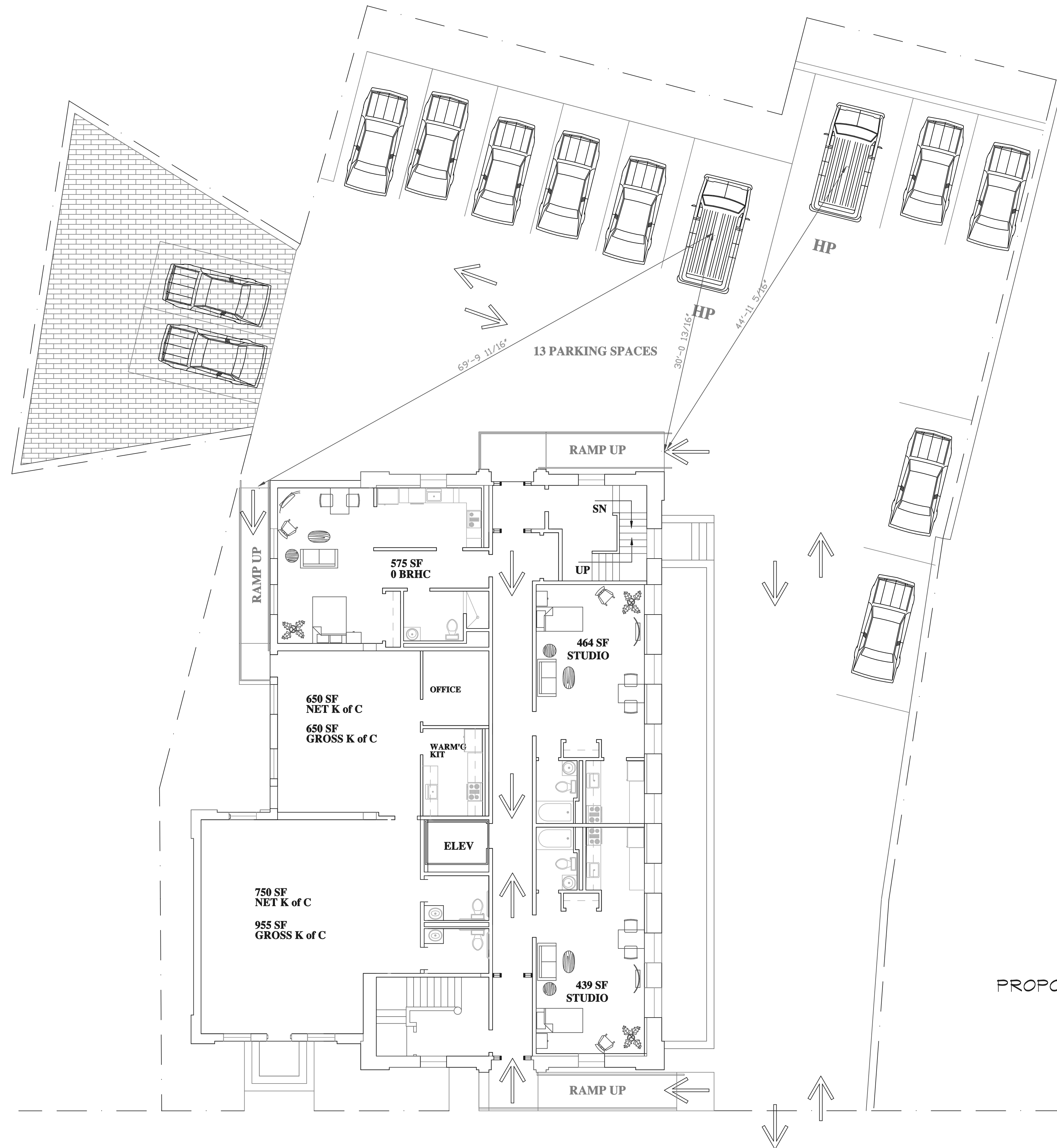
This completes the Article 80 Accessibility Checklist required for your project. Prior to and during the review process, Commission staff are able to provide technical assistance and design review, in order to help achieve ideal accessibility and to ensure that all buildings, sidewalks, parks, and open spaces are usable and welcoming to Boston's diverse residents and visitors, including those with physical, sensory, and other disabilities.

For questions or comments about this checklist, or for more information on best practices for improving accessibility and inclusion, visit www.boston.gov/disability, or our office:

The Mayor's Commission for Persons with Disabilities
1 City Hall Square, Room 967,
Boston MA 02201.

Architectural Access staff can be reached at:

accessibility@boston.gov | patricia.mendez@boston.gov | sarah.leung@boston.gov | 617-635-3682



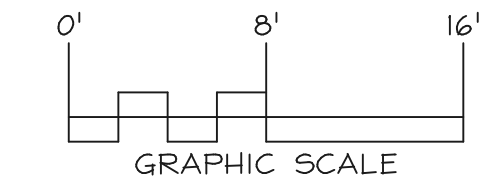
NORTH MARGIN STREET

	STUDIO UNITS		ONE BDRM UNITS	
	ACCESSIBLE	STANDARD	ACCESSIBLE	STANDARD
1st FLOOR	1	2	0	0
2nd FLOOR	1	2	1	1
3rd FLOOR	0	2	0	3
4th FLOOR	0	2	0	3
5th FLOOR	0	2	0	3

NOTES:
 1. ALL PUBLIC SPACES AND UNIT ENTRANCES ARE ACCESSIBLE.
 2. SEE UNIT PLANS FOR SIZE OF UNITS.

	BUILDING AREA		
	GROSS AREA	MECH AREA	NET AREA
BASEMENT	3200 SF	750 SF	2450 SF
1st FLOOR RESID.	2922 SF	10 SF	2912 SF
1st FLOOR K OF C	1515 SF	0 SF	1515 SF
2nd FLOOR	4155 SF	10 SF	4145 SF
3rd FLOOR	4155 SF	10 SF	4145 SF
4th FLOOR	4155 SF	10 SF	4145 SF
5th FLOOR	4155 SF	10 SF	4145 SF
BASEMENT	2425 SF	800 SF	2345 SF

PROPOSED FIRST ACCESSIBILITY FLOOR PLAN



REVISIONS	
DATE	DESCRIPTION
02/29/18	01 FURTHER DESIGN REVISIONS RESULTING FROM MEETING WITH BIA & JPD STAFF

NORTH MARGIN STREET APARTMENTS
 41 NORTH MARGIN STREET, BOSTON, MA.

SPONSOR
E. B. C. D. C., INC.
 72 MARGINAL STREET, EAST BOSTON, MA.

ARCHITECT
MICHAEL ANGELO INTERBARTOLO JR., AIA
 80 BORDER STREET, EAST BOSTON, MA.

SCALE:
AS NOTED

DATE: 07/31/18
 DRAWN BY: MAI

CADD FILE NAME:
 41NMS-A02A-073118

HUD DRAWING No. _____

A-02A