

57 L STREET RESIDENTIAL PROJECT

*57 L Street
South Boston, Massachusetts*

APPLICATION FOR ARTICLE 80 SMALL PROJECT REVIEW

submitted to the

Boston Redevelopment Authority



MOAWED PROPERTIES, LLC
South Boston, Massachusetts



November 28, 2014

Brian Golden, Director
Boston Redevelopment Authority
Boston City Hall, 9th Floor
Boston, MA 02201

Dear Mr. Golden:

It is my pleasure to submit this revised application for Small Project Review pursuant to Article 80, Section 80E, of the Boston Zoning Code, for the 57 L Street residential project in South Boston.

The proposed project is to consist of 13 new residential condominium units, primarily market-rate, with 2 affordable units in accordance with the Mayor's executive order on inclusionary development, served by 21 parking spaces located in a ground-level garage.

The applicant is Moawed Properties, LLC, and its principals, Akmal Moawed and Ayman Moawed. Architectural services are being provided by RCA of Dorchester, Massachusetts.

On behalf of the applicant and the development team, I wish to thank the BRA for its guidance and assistance to date in this matter. We look forward to continuing our strong working relationship with the BRA as we move towards final approval of this project.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'George Morancy'. The signature is stylized and cursive.

George Morancy, Esq.

57 L STREET RESIDENTIAL PROJECT

~ South Boston ~

APPLICATION TO THE BOSTON REDEVELOPMENT AUTHORITY Pursuant to Article 80E of the Boston Zoning Code

Submitted by

Moawed Properties, LLC

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I. PROJECT SUMMARY

1.1 Project Team

Developer and Applicant:

Moawed Properties, LLC
Akmal G. Moawed & Ayman Moawed, Managers
79 West Broadway
South Boston, MA 02127
Email: lstreetgulf@gmail.com

Legal Counsel:

George Morancy, Esq.
Adams & Morancy, P.C.
416 West Broadway
South Boston, MA 02127
Tel: 617-269-5800; Fax: 617-269-5923
Email: gmorancy@admorlaw.com

Architecture:

RCA
415 Neponset Avenue
Dorchester, MA 02122
Tel.: 617-282-0030
Fax: 617-282-1080
Email: cdrew@roche-christopher.com

Community Liaison:

Cromane Consulting
David Nagle, Principal
711 East Second Street
South Boston, MA 02127
Tel: 617-592-1131
Email: bosred8@yahoo.com

1.2 Project Summary

The Proposed Project would replace an existing gasoline service station at 57 L Street in South Boston with a new five-story building containing 13 residential units and 21 off-street parking spaces within a ground-level garage.

The proposed project would create 11 market-rate and 2 affordable housing units in an attractive new building appropriate in scale, massing and design with recent new developments on L Street.

In planning the building, careful attention was paid to the as-built density and massing of the area, in particular the new residential multifamily buildings completing construction on the adjacent block of L Street, and two newly proposed developments on that same block. The proposed building has been designed and scaled to compliment lower L Street and the transition to Summer Street and the gateway to the South Boston Waterfront and the Seaport area.

1.3 Community Benefits

The Proposed Project will offer many public benefits to neighborhood and to the City of Boston, including:

- *the creation of 13 new residential units in an attractive low-rise building, including 2 affordable units in accordance with the Mayor's Executive Order on Inclusionary Development;*
- *generation of nearly fifty thousand dollars in revenue annually to the City of Boston once the project is completed in the form of new real property tax payments;*
- *the expected creation of more than 40 construction jobs over the length of the proposed project.*

II. DETAILED PROJECT INFORMATION

2.1 Project Description

The Project Site includes 7,968 square feet of land area, comprising one parcel of land situated at 57 L Street in South Boston, being City of Boston Assessor's Parcel No. 0603504000.

The parcel is currently the site of a single-story gasoline service station with an appurtenant gas pump island.

2.2 Project Financing and Developer Pro Forma

The applicant has a strong working relationship with several major lenders, a record of proven financial security, and intends to finance the project using traditional institutional lender financing from S Bank of Weymouth, Massachusetts.

Total Development Cost (soft/hard costs including acquisition): \$7,100,000
Construction Cost (hard cost): \$5,000,000

Disclosure of Beneficial Interest in the Project

- Akmal G. Moawed: 50%
448 Moasspoag Avenue
Sharon, MA 02067
- Ayman Moawed: 50%
37 Lester Lane
Weymouth, MA 02188

Number of Construction Jobs: 45

Estimated Construction Start: Second Quarter 2015

Estimated Construction Completed: Second Quarter 2016

2.3 Proposed Project Program, Data and Dimensions

Lot Area (in square feet): 7,968 square feet

Maximum Building Height/Stories: 4 stories, 43'-11"

Number of Residential Units: 13

- 10 two-bedroom units
- 2 three-bedroom units
- 1 studio unit

Total of Building Gross Square Footage: 20,631 square feet

Floor Area Ratio: 2.59

Parking Spaces: 21 parking spaces in an at-grade garage.

2.4 Urban Design Approach – Building Program, Massing and Materials

The proposed project consists of a new four-story building with an at-grade first-story garage.

The first floor will contain 21 parking spaces, with vehicular access from and discharge to East Third Street. The first floor will also contain the main residential entry vestibule and lobby on L Street, an elevator mechanical room, sprinkler room, bike storage room, a trash storage room, a building mechanical room, and two stairway cores. The second floor will contain four two-bedroom units and one studio unit. The third floor will contain three two-bedroom units and one

three-bedroom unit. The fourth floor will contain three two-bedroom units and one three-bedroom unit. The roof will likely house building mechanicals and means of access only.

The building is currently planned to be a composition of ground-level stone block around the garage, Hardieplank lap siding covering the majority of the exterior façades, with accents of brick veneer and metal panels. The materials and architectural massing have been planned and designed to visually interrupt the massing of the building along its elevations, so as to be more consistent with traditional neighborhood design. Windows will be a combination of operable and fixed sashes. The proposed building height is approximately 43 feet, 11 inches. No roof decks are proposed. Final elevation studies will continue to be reviewed by the BRA as the design process evolves.

2.5 Traffic, Parking and Access

The project’s 21 on-site parking spaces will be accessed via East Third Street, where an existing double-wide curb cut exists along nearly the entire side of the site. An additional existing curb cut on L Street measuring nearly twenty-five feet in width will be closed, resulting in the creation of at least two on-street public parking spaces. All loading and unloading activity will be confined to the garage where direct elevator access to all floors will be provided. Ample secure space for bicycle storage will be provided within the building’s ground-floor garage.

2.6 Anticipated Permits and Approvals

Agency Name	Permit or Action
Boston Redevelopment Authority	<ul style="list-style-type: none"> • Article 80 Small Project Review • Affordable Housing Agreement • Design Review Approval
Boston Water and Sewer Commission	<ul style="list-style-type: none"> • Local Sewer and Water Tie-in and Site Plan Approval
Boston Public Safety Commission, Committee on Licenses	<ul style="list-style-type: none"> • Parking Garage Related Permits
Boston Inspectional Services Department	<ul style="list-style-type: none"> • Zoning Board of Appeal Approval • Demolition Permit • Building Permit • Certificate of Occupancy

III. BOSTON ZONING CODE DATA

3.1 Zoning District Requirements

The site is situated within an MFR/LS (Multifamily Residential/Local Service) zoning subdistrict of the St. Vincent Neighborhood Zoning District, Article 57 of the Boston Zoning Code. The applicable zoning requirements, and anticipated as-built zoning characteristics of the Proposed Project, as follows:

Regulations of Article 57, Table C

	<u>MFR/LS</u>
Multifamily Dwelling:	Allowed Use
Maximum Floor Area Ratio:	1.0
Maximum Building Height:	3 Stories, 35'
Minimum Lot Size:	2,000 S.F. for up to two units
Minimum Lot Area Per Additional Dwelling Unit:	1,000 S.F.
Minimum Usable Open Space Per Dwelling Unit:	200 S.F.
Minimum Lot Width:	40'
Minimum Lot Frontage:	40'
Minimum Front Yard Setback:	5' or existing building alignment
Minimum Side Yard Setback:	5'
Minimum Rear Yard Setback:	30'

3.2 Proposed As-Built Zoning Conditions

Lot Area: 7,968 square feet
Lot Width: 125'
Lot Frontage: 125'
Floor Area Ratio: 2.59
Maximum Building Height (feet): 43'-11"

Building Height (stories): 4
Usable Open Space: 2,473
Front Yard Setback: 4.5 feet
Side Yard Setbacks: L: 5'; R: 4.5'-5.5'
Rear Yard Setback: 3'

Off-Street Parking Requirements of Article 23:

- 11 market-rate residential units @ 1.5 space per unit = 16.5 spaces
- 2 affordable residential units @ .7 spaces per unit = 1.4 spaces

Total required off-street parking: 18 spaces
Total provided off-street parking: 21 spaces

3.3 Zoning Relief Required

Article 57, Section 9: Insufficient Lot Size for Additional Dwelling Units
Article 57, Section 9: Excessive Floor Area Ratio
Article 57, Section 9: Excessive Building Height (Feet)
Article 57, Section 9: Excessive Building Height (Stories)
Article 57, Section 9: Insufficient Usable Open Space
Article 57, Section 9: Insufficient Side Yard
Article 57, Section 9: Insufficient Rear Yard

3.4 Building Code Analysis

The construction of the building will be Type 1-B for the Ground Floor and Basement and Type 5-A for Residential Floors 2 through 5.

The building will be fully sprinkled in conformance with NFPA 13.

The building will be a mixed use building:

- Residential, Multifamily: R-2
- Parking Garage: S-2

As defined by Table 508.4, fire separation requirements are as follows:

- R-2 requires 1-hour separation
- S-2 requires 1-hour separation

**IV. ZONING REFUSAL LETTER : URBAN DESIGN SUBMISSIONS
PHOTOGRAPHS AND PLANS**

Exhibit 1: Assessing Map
Exhibit 2: Existing Site Plan
Exhibit 3: Zoning Refusal Letter

- Exhibit 4:** Two View of Site from L Street
- Exhibit 5:** Bird's Eye Views of Site
- Exhibit 6:** Bird's Eye Views of Site (Alternative Views)
- Exhibit 7:** New Buildings Under Construction in Vicinity
- Exhibit 8:** First and Second Floor Plans
- Exhibit 9:** Third and Fourth Floor Plans
- Exhibit 10:** Roof Plan
- Exhibit 11:** Building Elevations

EXHIBIT "1"

City of Boston GIS

57 L Street Assessing Map



Property Information

Parcel ID	0603504000
Owner	CUMBERLAND FARMS INC
Address	57 L ST
Property Type	0334
Building Value	\$94,600.00
Land Value	\$368,300.00
Total Value	\$462,900.00
Lot Size	7756 sq ft
Land Use	Commercial

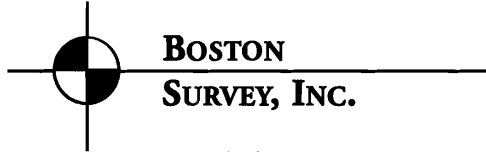


MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

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.



EXHIBIT "2"
EXISTING SITE PLAN



12-05812

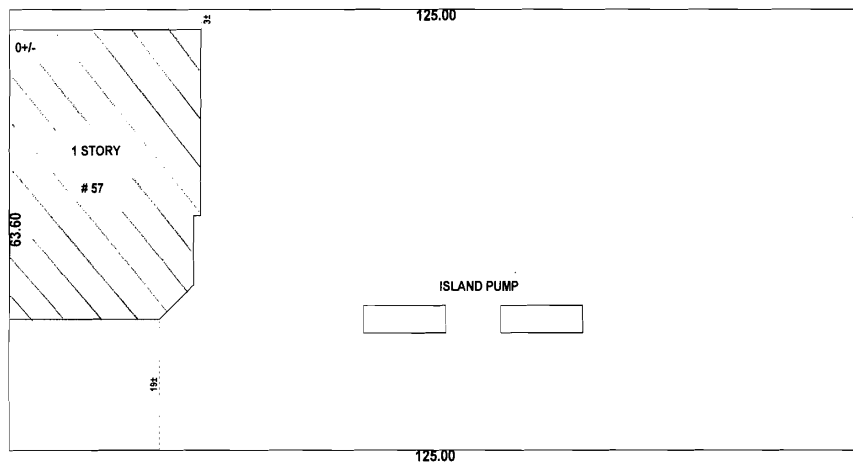
P.O. Box 290220 Charlestown, MA 02129
(617) 242-1313 MAIN (617) 242-1616 FAX mpp@bostonsurveyinc.com

APPLICANT:
LOCATION: 57 L STREET
CITY, STATE: BOSTON, MA
CERTIFIED TO:

DEED/CERT: 308-133
PLAN REF: #27006-A
SCALE: 1 inch = 20 feet
PREPARED: 07-11-2012



NEWHILL PLACE

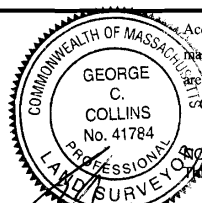


EAST THIRD STREET

L STREET

1994 (c) Boston Survey Software

The permanent structures are approximately located on the ground as shown. They either conformed to the setback requirements of the local zoning ordinances in effect at the time of construction, or are exempt from violation enforcement action under M.G.L. Title VII, Chapter 40A, Section 7, and that there are no encroachments of major improvements either way across property lines except as shown and noted herein.



According to Federal Emergency Management Agency maps, the major improvements on this property fall in an area designated as Zone. **PROPERTY NOT LOCATED IN FLOOD HAZARD AREA**
Community Panel No. _____
Effective Date: _____
NOTE: Zone C is areas of minimal flooding (no shading). This designation is not based on an elevation certificate.

NOTE: This is not a boundary or title insurance survey. This plan was prepared in accordance to procedural and technical standards for Mortgage Loan Inspections as adopted by the Massachusetts Board of Registration of professional engineers and land surveyors, 250 CMR 6.05, and use for any other purpose is prohibited. This plan is not to be used for recording, preparing deed descriptions, or construction.

EXHIBIT "3"



**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

CHRIS DREW
415 NEPONSET AVE
BOSTON, MA 02122

May 22, 2014

Location: 57 L ST SOUTH BOSTON, MA 02127
Ward: 06
Zoning District: St Vincent
Zoning Subdistrict: MFR/LS
Appl. # : ERT343566
Date Filed: March 13, 2014
Purpose: To build new 5 story residential building with 15 unit residential. There will be a parking garage at grade with 25 parking spaces as per plans.

YOUR APPLICATION REQUIRES RELIEF FROM THE BOARD OF APPEAL AS SAME WOULD BE IN VIOLATION OF THE BOSTON ZONING CODE TO WIT: CHAPTER 665, ACTS OF 1956 AS AMENDED:

<u>Violation</u>	<u>Violation Description</u>	<u>Violation Comments</u>
Art. 57 Sec. 09	Dimensional Regulations	Lot size insufficient for the add'l dwelling units
Art. 57 Sec. 09	Dimensional Regulations	Floor area ratio: excessive
Art. 57 Sec. 09	Dimensional Regulations	Maximum required height (35ft): Excessive
Art. 57 Sec. 09	Dimensional Regulations	Maximum required number of stories (3): Excessive
Art. 57 Sec. 09	Dimensional Regulations	Usable open space: Insufficient
Art. 57 Sec. 09	Dimensional Regulations	Minimum required side yard: Insufficient
Art. 57 Sec. 09	Dimensional Regulations	Minimum required rear yard: Insufficient
Art. 80 Sec. 80E-2	Small Proj. Review	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.

EXHIBIT "4"



2 VIEWS OF SITE FROM L STREET



EXHIBIT "5"



BIRD'S EYE VIEWS OF SITE



EXHIBIT "6"



BIRD'S EYE VIEWS OF SITE



EXHIBIT "7"

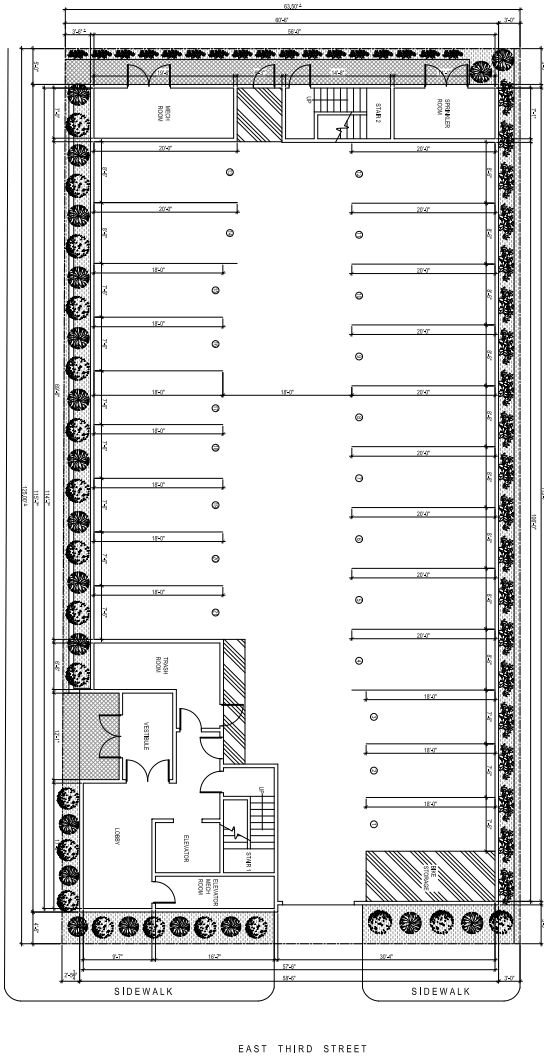


NEW CONSTRUCTION AT CORNER OF L AND EAST SECOND STREET

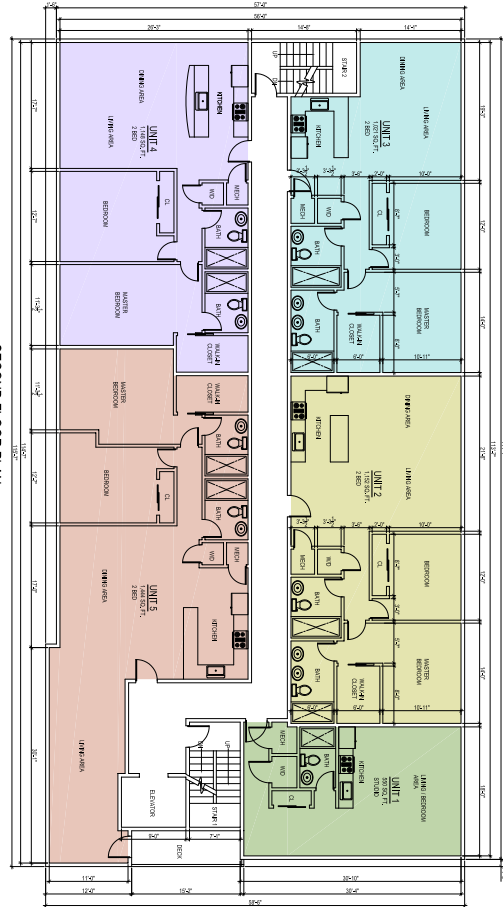
NEW CONSTRUCTION AT CORNER OF L AND EAST THIRD STREET



EXHIBIT "8" FIRST AND SECOND FLOOR PLANS



FIRST FLOOR PLAN



SECOND FLOOR PLAN

57 L STREET
SOUTH BOSTON, MA
ZONING REVIEW

ITEM	DESCRIPTION
ZONING DISTRICT	ST. VINCENT MERRIS
EXISTING USE	GAS STATION
PROPOSED USE	13 RESIDENTIAL UNITS
LOT SIZE	7,988 S.F.

DIMENSIONAL REGULATIONS

TABLE C

ITEM	REQUIRED	PROPOSED
MIN. LOT SIZE	27,000	7,988 S.F.
ADDITIONAL LOT SIZE PER UNIT	1000	
MIN. LOT WIDTH	40'	125'
MIN. LOT FRONTAGE	40'	125'
MAX. FLOOR AREA RATIO	1.0	2.39 / (0.83) S.F.-1
MAX. ALLOWABLE BUILDING HEIGHT	35'-0"	43'-11"
MAX. BLDG STORES	3	4
MAX. FRONT YARD	0'	4'-0"
MIN. REAR YARD	30'	6'-0" + 1'-0"
MIN. USABLE OPEN SPACE	200 S.F. x 15 = 3,000 S.F.	2,773 S.F.-1

PARKING REGULATIONS

- 11 MARKET-RATE RESIDENTIAL UNITS @ 1.5 SPACES PER UNIT = 16.5 SPACES
- 2 AFFORDABLE RESIDENTIAL UNITS @ 7 SPACES PER UNIT = 14 SPACES
- REQUIRED: 18 SPACES
- PROPOSED: 21 SPACES

SITE DATA SHOWN ON THIS PLAN
PREPARED BY:
BOSTON SURVEY, INC.
100 BOX 99020
CHASE BLVD., SUITE 100
DORCHESTER, MA 01929
DATE: JULY 11, 2012

GENERAL NOTE:
VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN
BEFORE COMMENCING CONSTRUCTION OR BEFORE MATERIALS
ARE DELIVERED TO THE SITE. THE CONTRACTOR SHALL OBTAIN
APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

A1

PROPOSED FLOOR
PLANS

PROJECT #
13-195
DATE: 2-10-14
REV: 11-25-14
SCALE:
1/8" = 1'-0"
DRAWN BY:
CD, EB
CHECKED BY:
R.P.B.

Moowed Properties, LLC
57 L Street
South Boston, Ma 02127



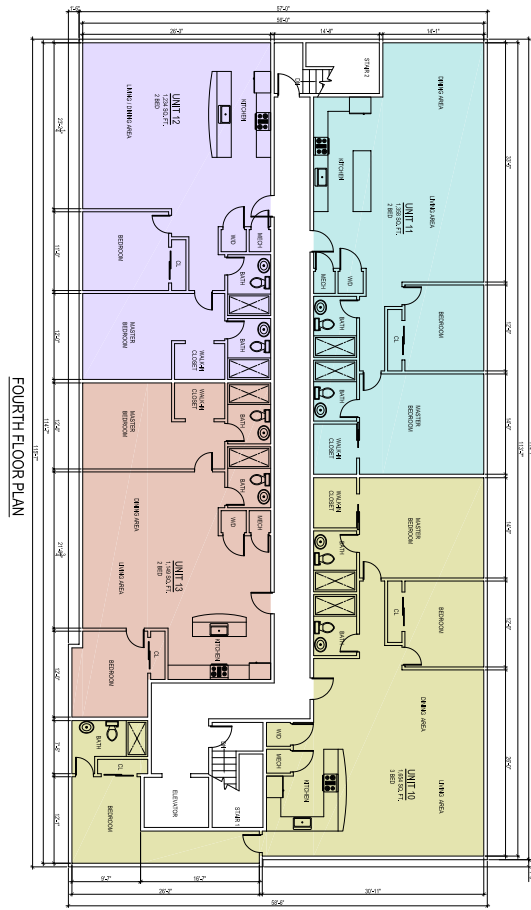
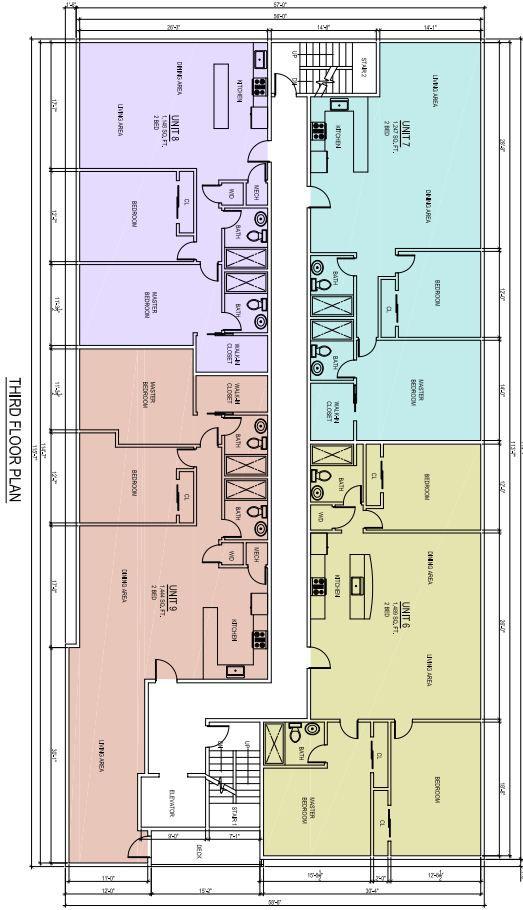
RCA, LLC

415 Newport Ave. www.mcbobchrisopher.com
Dorchester, Massachusetts 02122

Telephone: 617-252-6088
Fax: 617-252-6080

EXHIBIT "9"

THIRD AND FOURTH FLOOR PLANS



GENERAL NOTE:
 VERIFY AND CORRECT ALL CONDITIONS AND/OR DIMENSIONS SHOWN
 PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS.
 APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.



REV	DATE	DESCRIPTION
X	X/XX/XX	XXX

A2

PROPOSED FLOOR PLANS

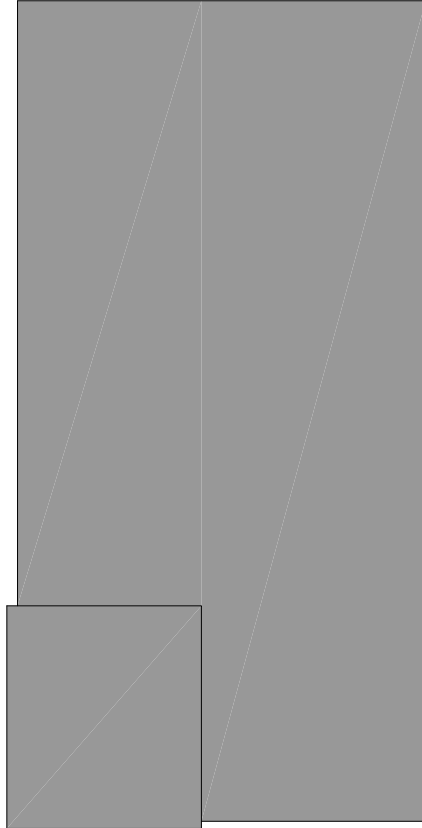
PROJECT # 13-195
 DATE: 2-10-14
 REV: 11-25-14
 SCALE: 1/8" = 1'-0"
 DRAWN BY: CD, EB
 CHECKED BY: R.P.B.

Moowed Properties, LLC
 57 L Street
 South Boston, Ma 02127

RCA, LLC

415 Napanet Ave. www.mcboschriapher.com Telephone: 617-232-6088
 Dedchester, Massachusetts 02122 Fax: 617-292-0800

EXHIBIT "10" ROOF PLANS



ROOF PLAN

REV.	DATE	DESCRIPTION
A	XX/XX/XX	XXX

GENERAL NOTE:
VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN BEFORE COMMENCING CONSTRUCTION OR ORDERING MATERIALS. APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.



A3

PROPOSED ROOF PLAN

PROJECT #
13-195
DATE: 2-19-14
REV: 1-25-14
SCALE:
1/8" = 1'-0"
DRAWN BY:
CD, EB
CHECKED BY:
R.P.B.

Moawed Properties, LLC
57 L Street
South Boston, Ma 02127

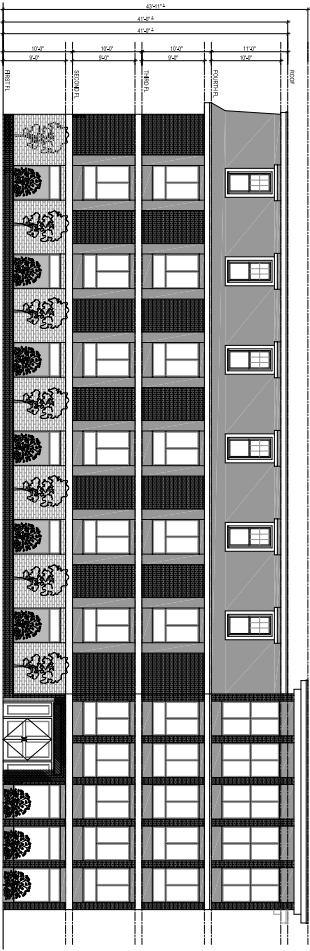
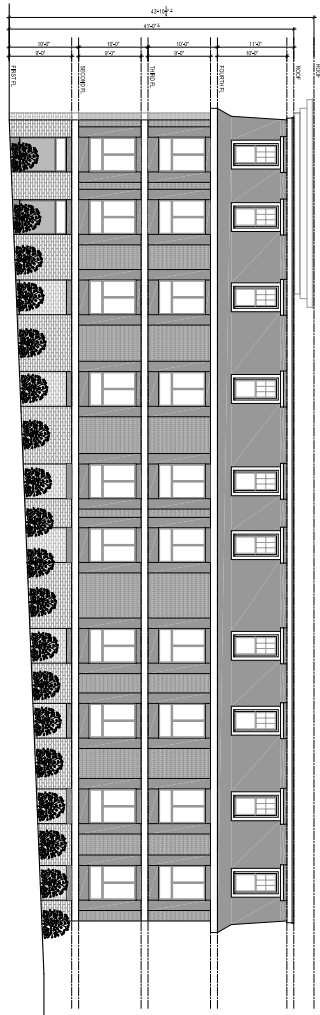
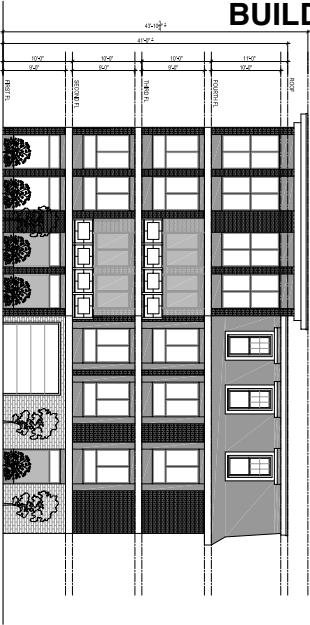
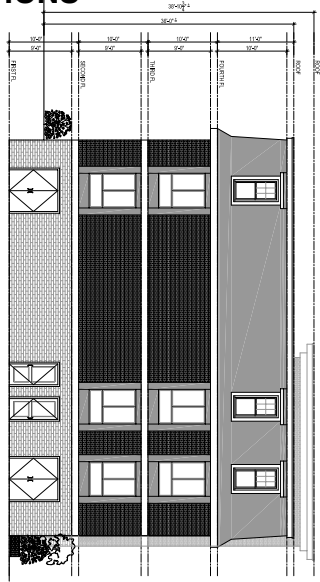


RCA, LLC

415 Newport Ave. www.rcaedrisopher.com
Dorchester, Massachusetts 02122

Telephone: 617-282-6030
Fac: 617-282-1080

EXHIBIT "11" BUILDING ELEVATIONS



GENERAL NOTE:
VERIFY AND CORRECT ALL CONDITIONS AND/OR DIMENSIONS SHOWN
NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND
APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.



REV	DATE	DESCRIPTION
XXX	XXX	XXX

A4

PROPOSED ELEVATIONS

PROJECT # 13-195
DATE: 2-19-14
REV: 11-26-14
SCALE: 1/8" = 1'-0"
DRAWN BY: CD, MM, EB
CHECKED BY: R.P.B.

Moawed Properties, LLC
57 L Street
South Boston, Ma 02127

RCA, LLC
415 Newport Ave. www.rcaarchitectural.com Telephone: 617-252-0030
Dorchester, Massachusetts 02122 Fax: 617-252-5188

