

Article 80 Small Project Review Application

69 A Street Mixed Use Development

69 A Street

South Boston, MA 02127

69 ASTMA Owner, LLC
RODE Architects, Inc.
McDermott, Quilty & Miller, LLP



McDERMOTT, QUILTY & MILLER, LLP

ATTORNEYS AT LAW
131 Oliver Street, 5th Floor
BOSTON, MASSACHUSETTS 02110

Telephone (617) 946-4600
4624

Fax (617) 946-

January 5, 2016

Brian Golden, Director
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007
Attn: Edward McGuire

Re: Article 80 Small Project Review Application/69 A Street, South Boston

Dear Director Golden:

As counsel to 69 ASTMA Owner, LLC, the owner-developer of the above referenced property (the "Project Proponent"), I am pleased to submit the enclosed application for Article 80 Small Project Review.

Situated in the Neighborhood Shopping Sub-District of South Boston's St. Vincent Neighborhood Zoning District, the project site includes 17,749 square feet of land area, comprised of three (3) contiguous and adjacent parcels at 69-71 A Street and 99 Athens Street. These subject parcels are being combined and consolidated as part of the proposed project (the, "Combined Project Site"). There are two (2) existing structures at the Combined Project Site, including an existing three-story brick and beam former rivet factory building, which fronts on A Street and runs along a shared dead-end section of Athens Street, and an existing two-story out-building at the rear (along the South Boston Bypass/Haul Road). Unlike the existing former factory building, which was owned and operated by the Standard Rivet Company for many years, the rear out-building lacks any historic, architectural or other significance and fails to conform or contribute to the Combined Project Site and immediate area. Finally, the Combined Project Site exists with direct vehicular access off this dead-end section of Athens Street, thereby allowing for the proper introduction of on-site parking and related site, infrastructure and pedestrian improvements as contemplated by the proposed project.

The proposed project consists of the renovation, expansion and mixed-use commercial conversion of the existing three-story brick and beam former factory building and related demolition of the two-story former catering and office structure at the rear of the Combined Project Site (the, "Proposed Project"). The Proposed Project will feature a three-story addition on top of the existing former factory building and a six-story extension at its rear. The structural additions will be sufficiently set-back from the front elevation of the existing building and rear extension to mitigate building height impacts on the neighborhood, consistent with that of a recently-approved and abutting development at this shared dead-end section of Athens Street.

Brian Golden, Director
January 5, 2016
Page 2 of 2

The Proposed Project will also introduce a distinct new commercial office use, to an area which has experienced significant recent residential growth with little available new work or office space; along with vibrant ground level retail, a fitness club/gym, on-site parking and certain site and infrastructure upgrades to revitalize the rehabilitated building and Combined Project Site. In particular, the resulting development will create five (5) levels of approximately 51,700 net square feet of much-needed commercial office space and approximately 12,000 net square feet of ground level retail and fitness/gym space on the lower levels, with 18 on-site garage parking spaces appropriately-located at the center of the Combined Project Site and accessed from its dead-end section of Athens Street. Finally, in planning and designing the Proposed Project, great care has been given to respecting the as-built conditions of the existing three-story brick and beam factory building and immediate area, with a resulting scope and scale that compliments its existing characteristics, the A Street thoroughfare, ongoing development and future mixed-use growth in the area.

Prior to submitting this Article 80 application for Small Project Review, the Project Proponent conducted extensive preliminary outreach with its abutting property owners, nearby residents and local business owners to seek input and support. It also presented the Proposed Project at initial community meetings before the St. Vincent/Lower End Neighborhood Association and the West Broadway Neighborhood Association, both of which offered initial support for the Proposed Project via email communications to the BRA from their respective leadership. The Proposed Project is also the result of certain program measures and modifications as part of this initial public review process.

Thank you for your consideration of this application, and I look forward to working with BRA on this positive development proposal.

Very truly yours,



Joseph P. Hanley, Partner

cc: John Allison, Mayor's Office of Neighborhood Services
District City Councilor Linehan
At-Large City Councilor Flaherty
State Senator Dorcena-Forry
State Representative Collins

Contents

Letter of Transmittal	2-3
Project Summary	
Project Team	5
Project Summary	5-6
Detailed Project Information	
Project Description	7
Proposed Program, Data and Dimensions	7
Urban Design Approach	7
Traffic, Parking and Access	8
Anticipated Permits and Public Review Process	8
Existing Conditions	
Neighborhood Photographs	9
Site Survey	14
Existing Buildings	16
Development Proposal	
Zoning Analysis	17
Assessor's Map - Parcel 1	19
Assessor's Map - Parcel 2	20
Assessor's Map - Parcel 3	21
Access and Parking	22
Site Plan	23
Proposed Plans: Basement	24
Proposed Plans: First Floor	25
Proposed Plans: Second Floor	26
Proposed Plans: Third Floor	27
Proposed Plans: Fourth Floor	28
Proposed Plans: Fifth Floor	29
Proposed Plans: Sixth Floor	30
Proposed Plans: Roof	31
Building Sections	32
Elevations	33
Appendix	
Appendix A: ISD Rejection Letter	36-39
Appendix B: Zoning Appeal	40-42

Project Summary

Project Team

Developer and Applicant

69 ASTMA Owner, LLC
10 Avery Street
Boston, MA 02111
Tel: 212-849-8884
Reid Joseph

Legal Counsel:

Joseph P. Hanley, Esq.
McDermott, Quilty & Miller, LLP
131 Oliver Street, 5th Floor
Boston, MA 02110
Tel: 617 946 4600; Fax: 617 946 4624
Email: jhandley@mqmllp.com

Architecture:

RODE Architects Inc.
535 Albany Street, #405
Boston, MA 02118
Tel: 617 269 5800; Fax: 617 657 5934
Eric Robinson
Email: eric@rodearchitects.com

Surveyor

Precision Land Surveying, Inc
32 Turnpike Road
Southborough, MA 01772
Tel: 508 460 1789; Fax: 508 970 0096
George Collins
Email: mikep@pls-inc.net

Project Summary

The proposed project consists of the renovation, expansion and mixed-use commercial conversion of an existing three-story brick and beam factory building and related demolition of a two-story former catering and office structure, at approximately 17,749 square-feet of land on three combined consolidated lots (the, "proposed project"). Situated in South Boston's Lower End, the rehabilitation of this existing brick and beam building formerly utilized as a rivet factory by the Standard Rivet Company, will feature a three-story addition, on top of the existing structure and a six story extension at the rear. The structural additions will be sufficiently set back from the front elevation of the existing building with new rear extension to mitigate building height impacts on the neighborhood, consistent with that of a recently-approved and abutting development at this shared dead-end section of Athens Street, between A Street and the South Boston Bypass/Haul Road

The Proposed Project will also introduce a distinct new commercial office use, to an area which has experienced significant recent residential growth with little available new work or office space; along with vibrant ground level retail, a fitness club/gym, on-site parking and certain site and infrastructure upgrades. In particular, the resulting development will create five (5) levels of approximately 51,700 net square feet of much needed commercial office space and approximately 12,000 net square feet of ground level retail and fitness/gym space on the lower levels, with an on-site garage containing 18 parking spaces at the center of the project site and accessed from its dead-end section on Athens Street.

Finally, in planning and designing the Proposed Project, great care and attention has been given to respecting the as-built conditions of the existing brick and beam factory building and immediate area, with a resulting scope and scale that compliments both its existing characteristics, as well as that of the A Street thoroughfare, ongoing development and future mixed-use growth in the area.

Project Summary

Community Benefits

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

- The creation of approximately 51,700 net square feet of new office space for a vibrant live/work/play environment;
- Approximately 12,000 net square feet of ground-floor interior commercial/retail space and a fitness/gym use with additional outdoor seating, and associated streetscape improvements;
- Future generation of hundreds of thousands of dollars in new real estate property tax and sales tax revenue annually to the City of Boston;
- The expected creation of more than seventy (70) construction jobs over the length of the proposed project;
- Reuse of the existing building with the addition of much-needed office use;
- Diversity of uses in this transit-oriented location.

Detailed Project Information

Project Site Description

Situated in the Neighborhood Shopping Sub-District of South Boston's St. Vincent Neighborhood Zoning District, the project site includes 17,749 square feet of land area, comprised of three (3) contiguous and adjacent parcels at 69A-71A Street and 99 Athens Street. There are two (2) existing structures at the project site, including an existing three-story brick and beam former rivet factory building, which fronts on A Street and runs along a shared dead-end section of Athens Street, and an existing two-story out-building at the rear of the project site (along the South Boston Bypass/Haul Road). Unlike the former factory building, which was owned and operated by the Standard Rivet Company for many years, the rear out-building lacks any historical, architectural or other significance and fails to conform or contribute to the property site and immediate area. According to the City's records, its current legal occupancy is for Catering and Office uses. As part of the Proposed Project, the three (3) subject parcels will be combined and consolidated, with the demolition of the rear out-building and new addition, extension and commercial mixed-use conversion of the former factory building (the, "Combined Project Site"). The City of Boston Assessor's Parcel No's include 0600092000 (9,790 Ft²), 0600093000 (2,524 Ft²), 0600094000 (5,403 Ft²)

Finally, the Combined Project Site exists with direct vehicular access off this dead-end section of the Athens Street, thereby allowing for the proper introduction of on-site parking and related site, infrastructure and pedestrian improvements as contemplated by the Proposed Project.

Proposed Program, Data and Dimensions

Lot Area: 17,749 Ft²
Maximum Building Height/Stories: A Street - 5 stories at 58 feet, Middle - 6 stories at 68 feet, Haul Road - 4 stories at 53 feet from grade
Office Spaces Net Square Footage: 51,700 Ft²
Commercial/Retail Space Net: 12,000 Ft²
Total of Building Gross Square Footage: 78,700 Ft²
Floor Area Ratio: 4.43
Parking Spaces: 18

Urban Design Approach

Again, the Proposed Project includes the rehabilitation and expansion of the existing three-story brick and beam former factory building with 3 additional floors and a six-story rear extension, with on-site garaged parking. The below-grade floor and the first level of the rehabilitated and expanded structure will contain approximately 12,000 square feet of commercial/retail and fitness club/gym space to accommodate and serve the recent significant residential growth in the immediate area. An enclosed parking garage containing 18 on-site spaces, will be situated at the center-rear section of the building with vehicular access to and from Athens Street. The first floor will also contain a loading dock off A Street with interior trash and recycling facilities. Floors two (2) through six (6) will contain extended and new office space. An associated roof terrace area appropriately-situated at the center of the expanded building and sufficiently set-back to mitigate impacts on the surrounding community. Ample bicycle parking facilities will also be provided within the ground floor garage.

The building skin is expected to be a composition of brick masonry, composite metal panels, glass fenestration, and composite fiber cement panels. Windows will be a combination of operable and fixed sashes. The proposed building height will vary from five (5) levels and 58 feet at A Street and four (4) stories and 53 feet at the South Boston Bypass/Haul Road; with a six-story section at 68 feet appropriately set-back from the lower front and rear elevations.

Mechanical equipment and stairway head-houses will rise above this point, but will be set back from the edges of the building and hidden by extended parapet walls in a manner consistent with the overall design approach, ensuring their lack of street visibility.

The final elevation studies will be reviewed and approved by the BRA as the design process develops and evolves.

Detailed Project Information

Traffic, Parking and Access

The project's 18 on-site parking spaces will be accessed via Athens Street. Vehicles will both enter and discharge from the garage on Athens Street, leading into A Street. All loading or unloading activity will be directed to the separate loading dock on A Street, with direct elevator access provided to all floors in the building from the interior lobby. Ample secure space for bicycle racks will be provided within the building's garage.

Anticipated Permits and Initial Public Review

Process

Pursuant to the requirements of Small Project Review under Article 80 of the Boston Zoning Code, the Proposed Project shall undergo further public comment and community process. Prior to submitting this Article 80 application for Small Project Review, however, the Project Proponent conducted extensive preliminary outreach with its abutting property owners, nearby residents and local business owners to seek input and support. It also presented the Proposed Project at initial community meetings before the St. Vincent/Lower End Neighborhood Association and the West Broadway Neighborhood Association, both of which offered initial support for the Proposed Project via email communications to the BRA from their respective leadership. Finally, the Proposed Project is also the result of certain program measures and modifications as part of this initial public review process

City Agency Approvals

Boston Redevelopment Authority (BRA)

- Article 80 Small Project Review

Boston Transportation Department (BTD)

- Construction Management Plan

Boston Water and Sewer Commission (BWSC)

- Site Plan Approval for Water and Sewer

Public Improvement Commission (PIC)

- Specific repair plan approval and potential discontinuance

Zoning Board of Appeals (ZBA)

- Variances and Conditional Uses

Inspectional Services Department

- Building Permits; Certificates of Occupancy; Site Cleanliness Permit; Other Construction Related Permits

City of Boston Environmental Department

Boston Landmarks Commission

- Article 85 Demolition Delay Review determination of No Significance

Existing Conditions

Neighborhood Photographs



VIEW TOWARDS PROCTOR AND GAMBLE



ACROSS A STREET



ABUTTER ON HAUL ROAD



VIEW DOWN HAUL ROAD TOWARDS SITE



VIEW DOWN A STREET FACADE LINE



APPROVED ADJACENT PROPERTY

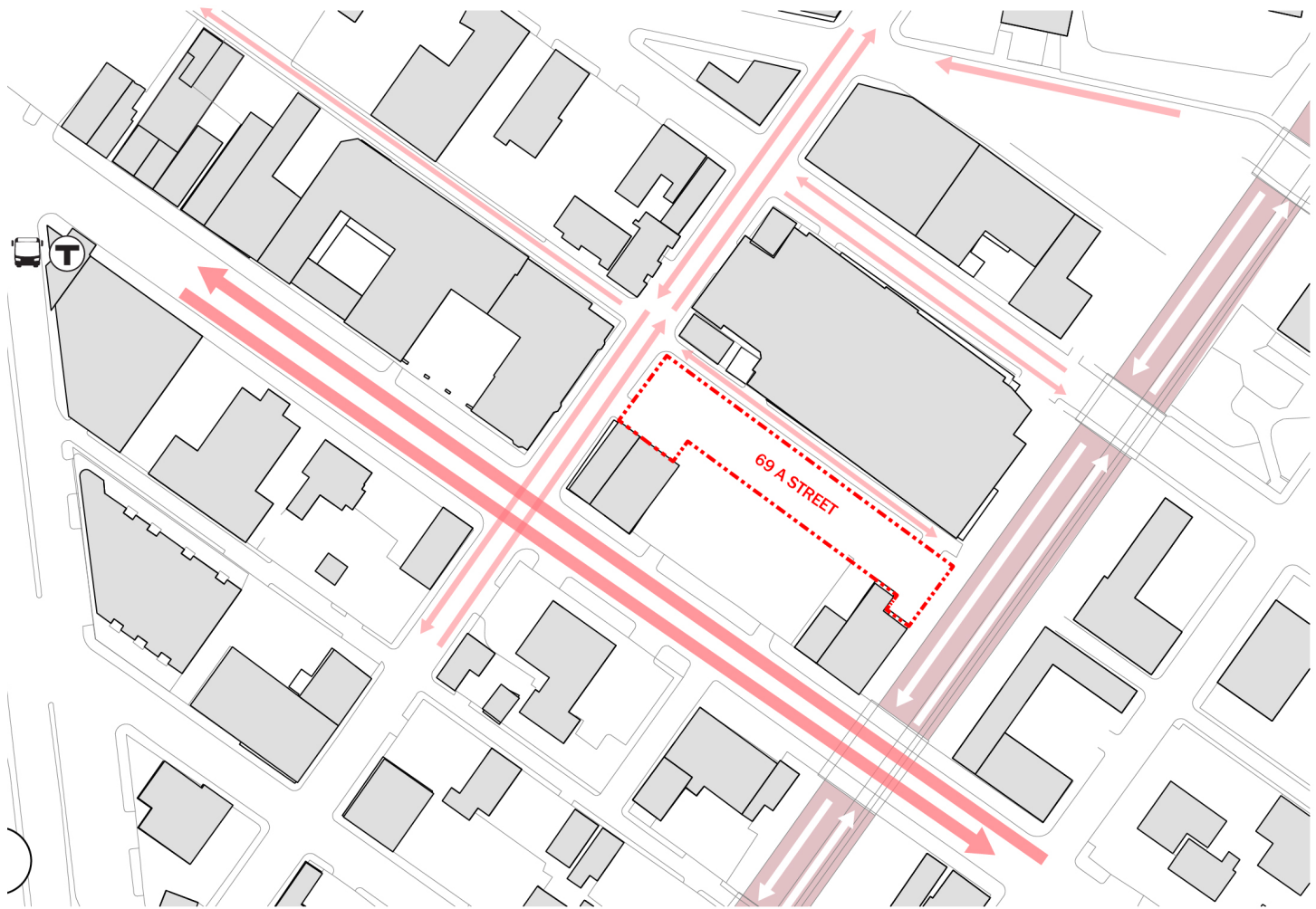
Existing Conditions

Surrounding Urban Context



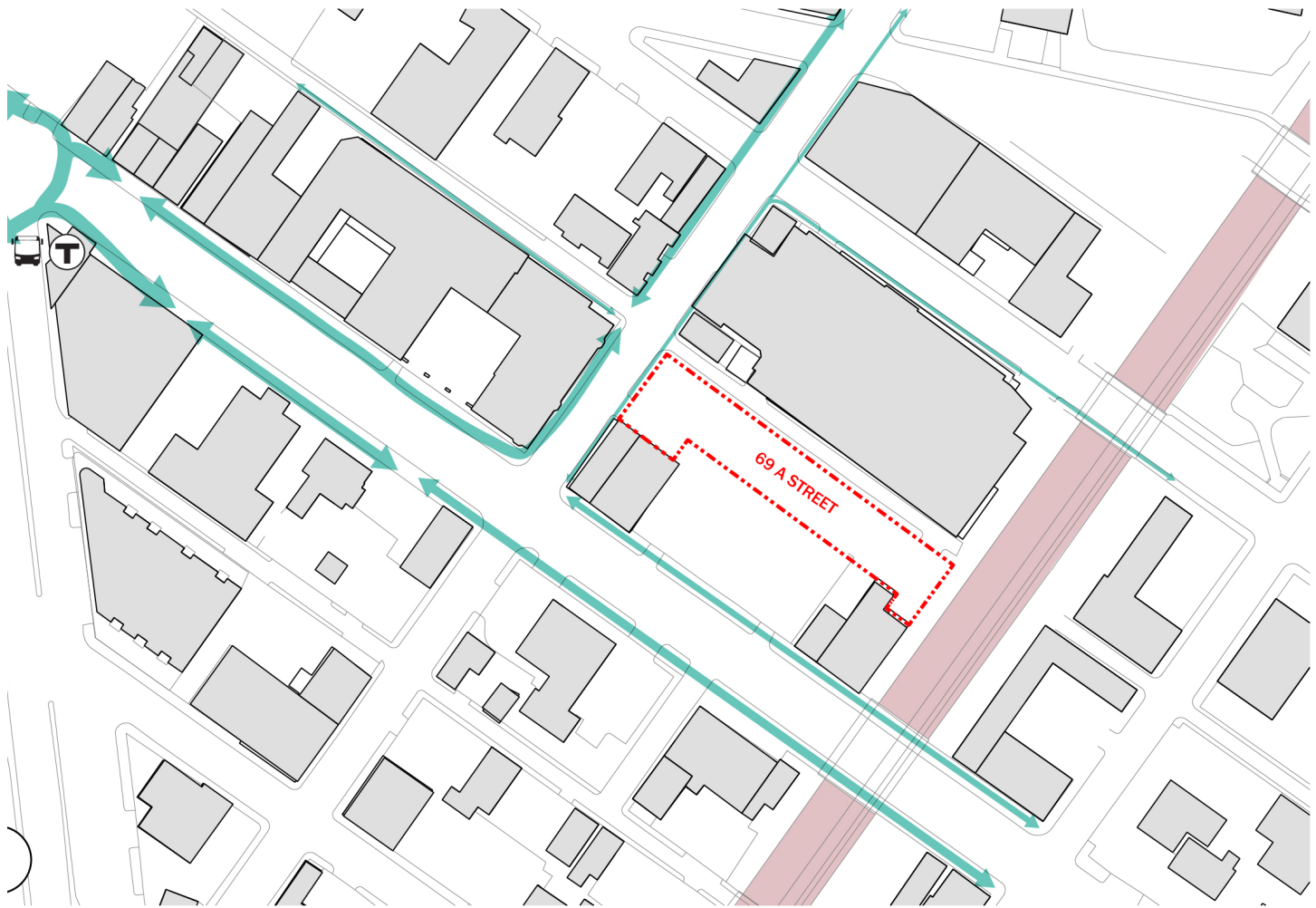
Existing Conditions

Neighboring Transit Locations



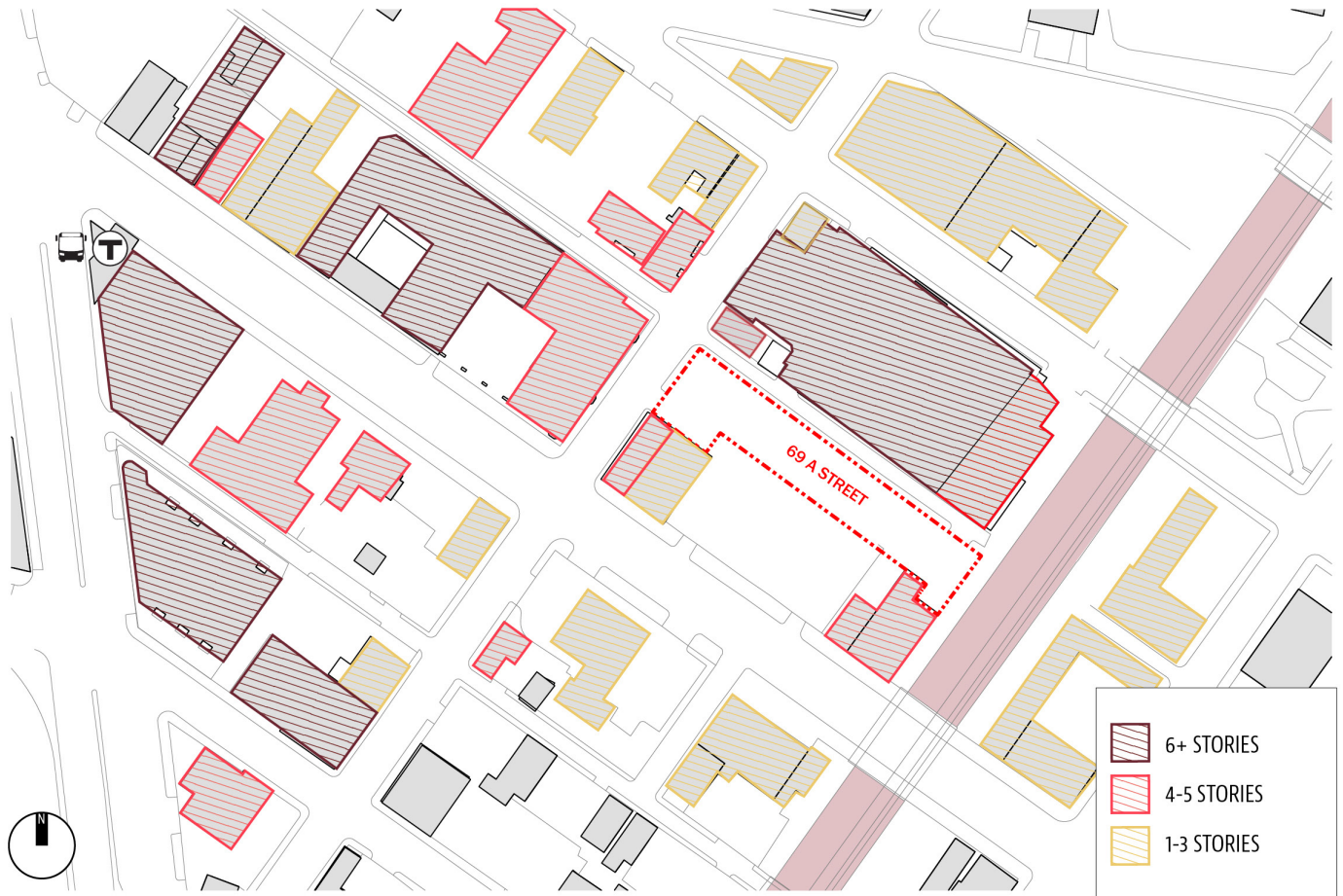
Existing Conditions

Surrounding Urban Context



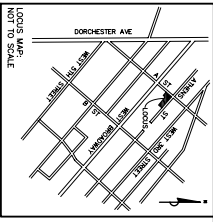
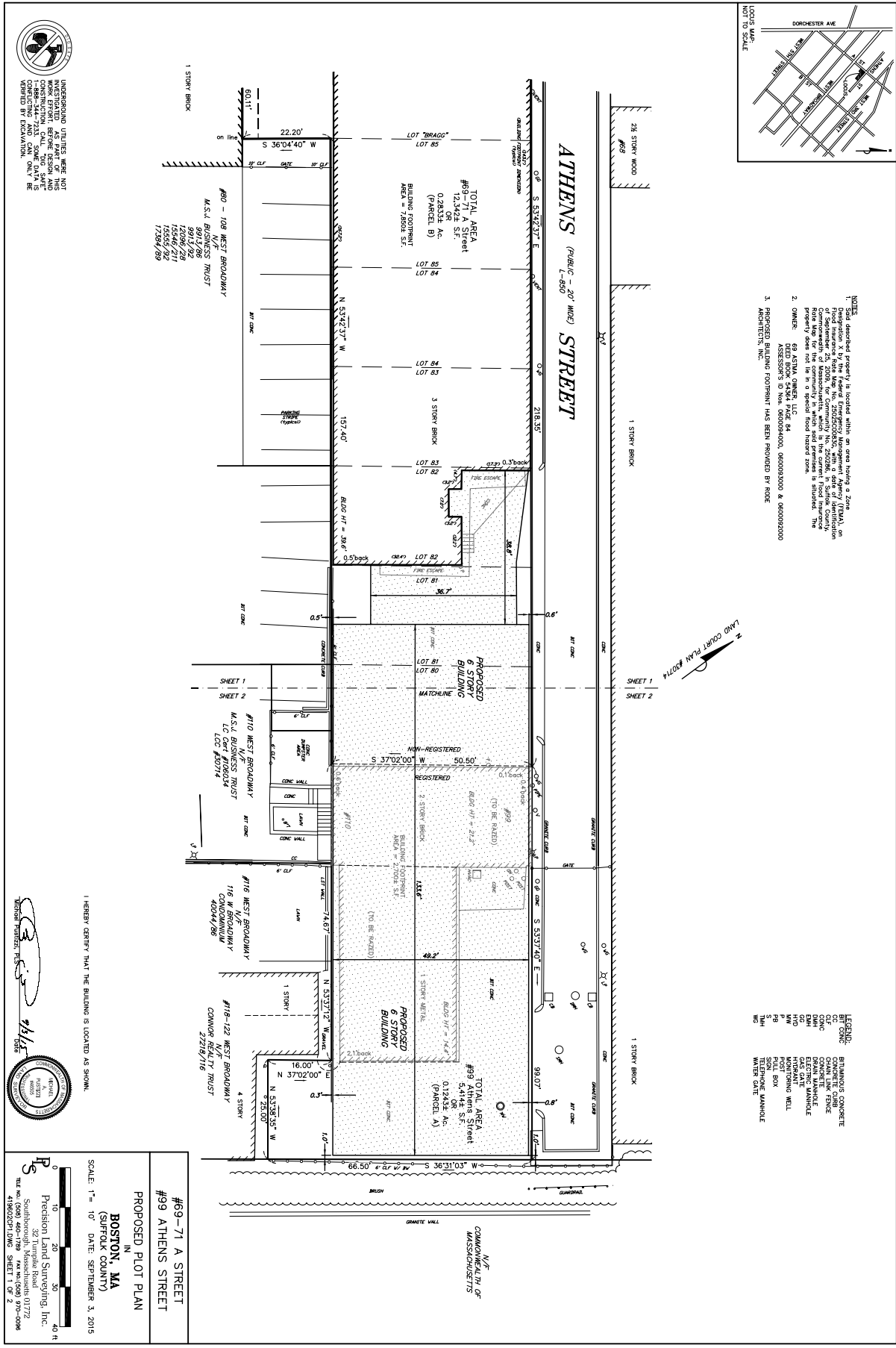
Existing Conditions

Adjacent Building Heights



Site Survey

Site Survey



- NOTES:**
1. The described property is located within an area having a Zone Designation as by the Federal Emergency Management Agency (FEMA), on the Flood Insurance Rate Map (FIRM) of Community No. 20206, in Suffolk County, Massachusetts, dated September 23, 2009, for the purpose of determining the Flood Hazard Risk Map for the community in which said property is situated. The property does not lie in a special flood hazard zone.
 2. OWNER: 69 ATHENS OWNER, LLC
 69 ATHENS STREET, SOUTH BOSTON, MA 02127
 ASSESSOR'S ID No. 060094000, 060093000 & 060092000
 ARCHITECTS: INC.
 3. PROPOSED BUILDING FOOTPRINT HAS BEEN PROVIDED BY RODE ARCHITECTS, INC.

UNDERGROUND UTILITIES WERE NOT SHOWN. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTION AND HAS NOTED ANY ABOVE GROUND UTILITIES. THE SURVEYOR HAS NOTED ANY ABOVE GROUND UTILITIES. THE SURVEYOR HAS NOTED ANY ABOVE GROUND UTILITIES.

I HEREBY CERTIFY THAT THE BUILDING IS LOCATED AS SHOWN.

**#69-71 A STREET
#99 ATHENS STREET**
 IN
BOSTON, MA
 (SUFFOLK COUNTY)
 SCALE: 1" = 10'
 DATE: SEPTEMBER 3, 2015

Proposition Land Surveying, Inc.
 Southborough, Massachusetts 01772
 TEL: (508) 465-1799 FAX: (508) 970-0096
 180207-1-DWG SHEET 1 OF 2

Existing Conditions

Existing Buildings



Boston Zoning Code Data

Zoning District Requirements

The site is situated within the St. Vincent Neighborhood District and a Neighborhood Shopping (NS) zoning subdistrict under Article 57 of the Boston Zoning Code. The site is also located within a Restricted Parking Overlay District. The applicable zoning requirements and anticipated as-built zoning characteristics of the Proposed Project are as follows:

Maximum Floor Area Ratio:	1.0
Maximum Building Height:	35 Ft
Minimum Lot Size:	NONE
Minimum Lot Area / Add'l Unit:	NONE
Minimum Lot Width:	NONE
Minimum Lot Frontage:	NONE
Minimum Front Yard Setback:	Existing Building
Alignment - See Sec. 57-23.1 (Street Wall Continuity)	
Minimum Side Yard Setback:	NONE
Minimum Rear Yard Setback:	20 Ft

Proposed Design

Lot Area:	17,749 Ft ²
Lot Width:	50.35'
Lot Frontage:	74.77'
Floor Area Ratio:	4.23
Maximum Building Height:	68'4"
Building Height (stories):	6
Usable Open Space:	Not required and not provided on ground floor due to neighboring lot constraints; roof decks provide opportunities for private open space.
Front Yard Setback:	0'
Side Yard Setback:	0'
Rear Yard Setback:	1'

Off-Street Parking Guidelines by Boston Transportation Department (South Boston – Near MBTA Station (Broadway Station / Red Line))

Total Required Off-Street Parking (T.O.D.): 0 Spaces
Total Provided Off-Street Parking: 18 Spaces

Off-Street Loading Requirements

0 – 15,000 Ft² Commercial: Loading Bay Provided

Zoning Relief Required

Article 3, Section 3-1:	Restricted Parking District
Article 57, Section 11:	Use Conditional: General Retail Use
Article 57, Section 11:	Use Conditional: Gym Use
Article 57, Section 12:	Floor Area Ratio Excessive
Article 57, Section 12:	Height Excessive
Article 57, Section 12:	Rear Yard Insufficient
Article 57, Section 22:	Roof Structures Restricted District
Article 57, Section 26:	Off-Street Loading Insufficient
Article 57, Section 26:	Off-Street Parking Insufficient
Article 80, Section 80E-2:	Small Project Review Applicability

Boston Zoning Code Data Cont.

Building Code Analysis

The construction of the building will be Type II

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

The building will be a mixed-use building:

- Business: B
- Mercantile: M
- Parking Garage: S-2

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

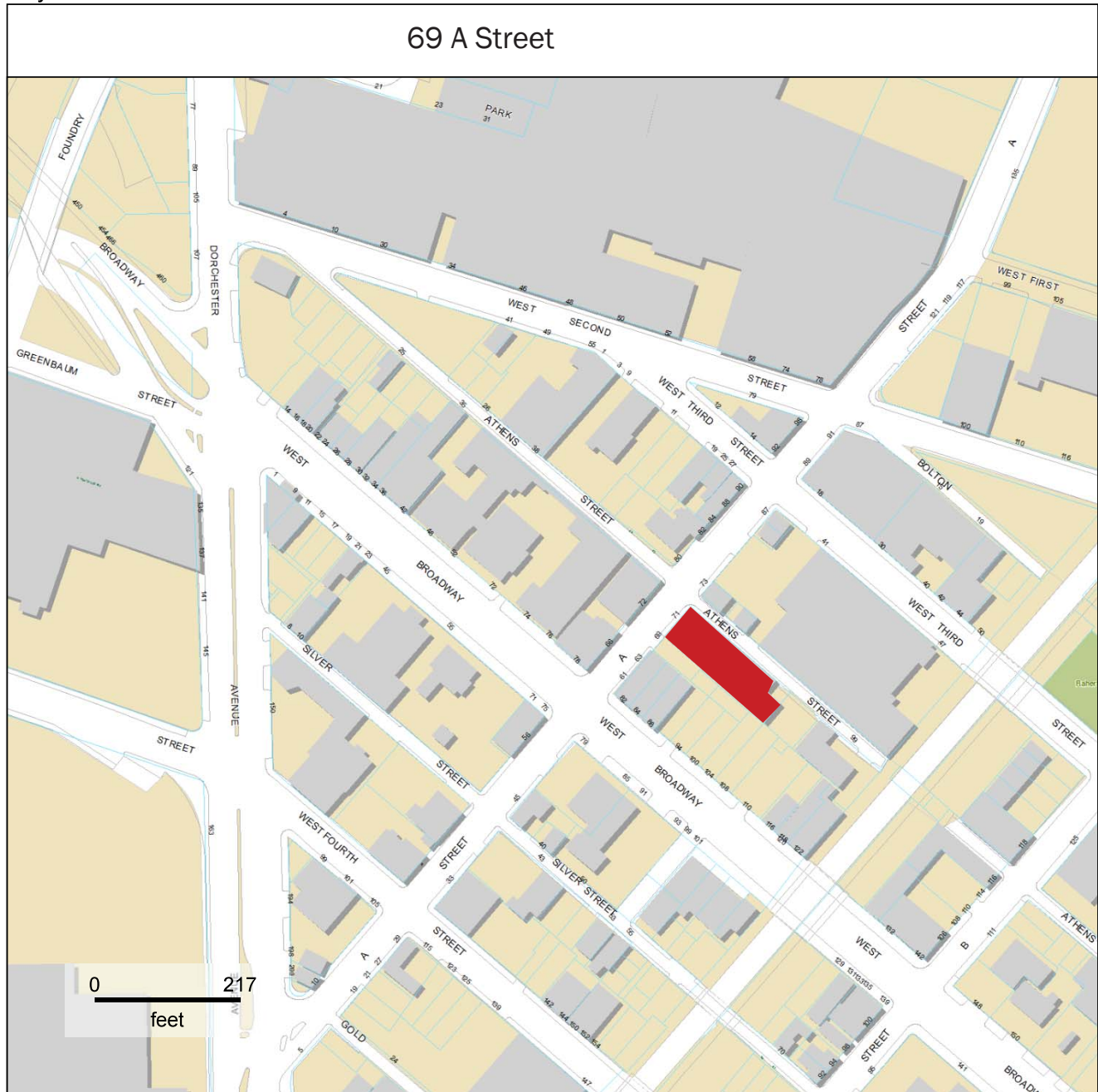
- B requires 1-hour separation
- B and M require 1-hour separation
- S-2 requires 1-hour separation

DEVELOPMENT PROPOSAL

Assessor's Map – Parcel 1

City of Boston GIS

9/25/2015



Property Information

Parcel ID 0600092000
Owner STANDARD RIVET CO
Address 69 A ST
Property Type 0400
Building Value \$614,800.00
Land Value \$333,200.00
Total Value \$948,000.00
Lot Size 9790 sq ft
Land Use Industrial



**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.



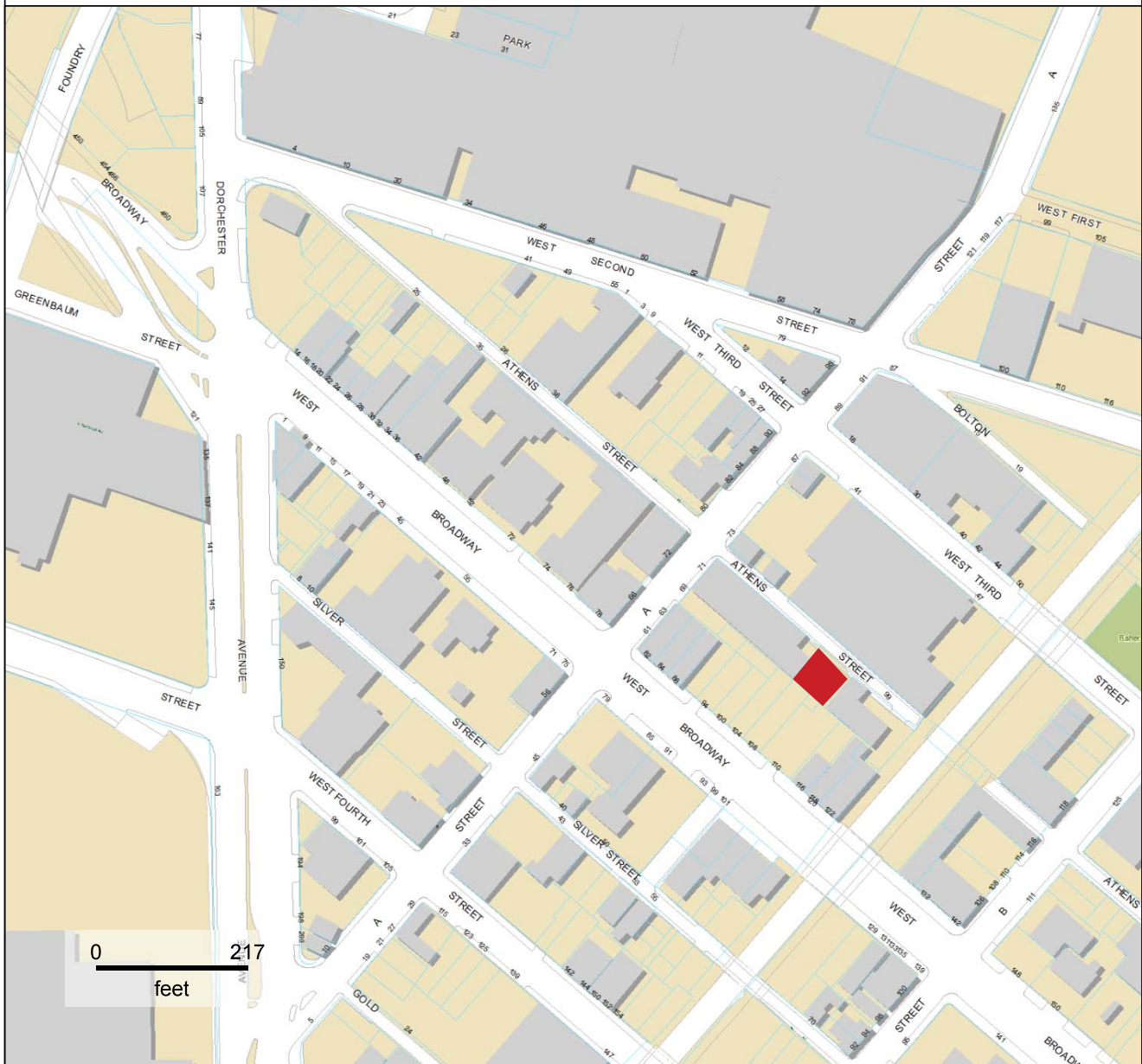
DEVELOPMENT PROPOSAL

Assessor's Map – Parcel 2

City of Boston GIS

9/25/2015

69 A Street



Property Information

Parcel ID 0600093000
Owner STANDARD RIVET CO
Address ATHENS ST
Property Type 0390
Building Value \$0.00
Land Value \$46,200.00
Total Value \$46,200.00
Lot Size 2524 sq ft
Land Use Commercial Land



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.



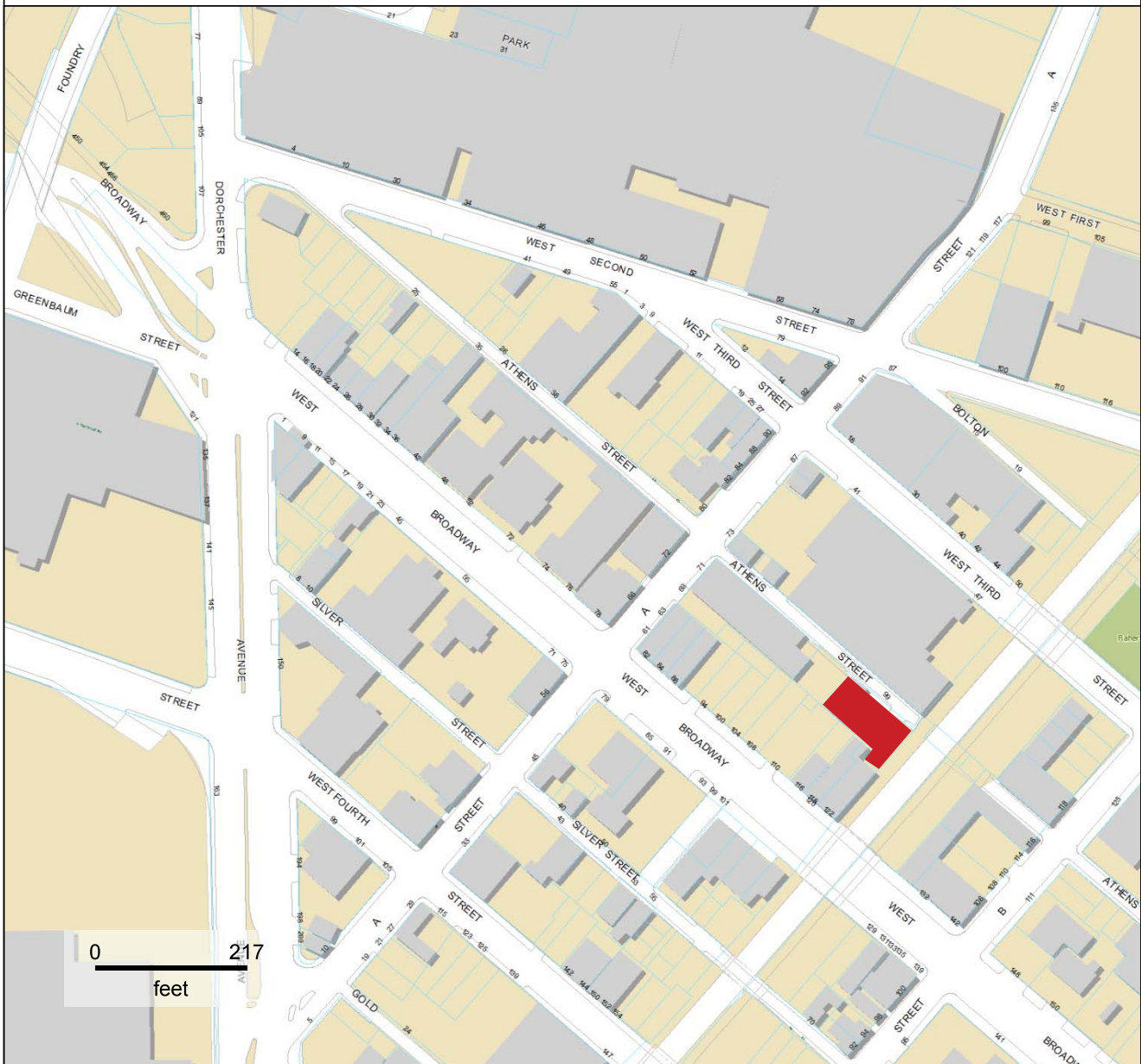
DEVELOPMENT PROPOSAL

Assessor's Map – Parcel 3

City of Boston GIS

9/25/2015

99-103 Athens Street



Parcel ID: 0600094000
Address: 99 103 ATHENS ST
Zipcode: 02127
Owner: JOEBEC INC
Land Use: I
Lot Size: 5,403 sq ft
Living Area: 1,421 sq ft
Total Value: \$280,500
Land Value: \$157,300
Building Value: \$123,200
Gross Tax: \$8,280.36



MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

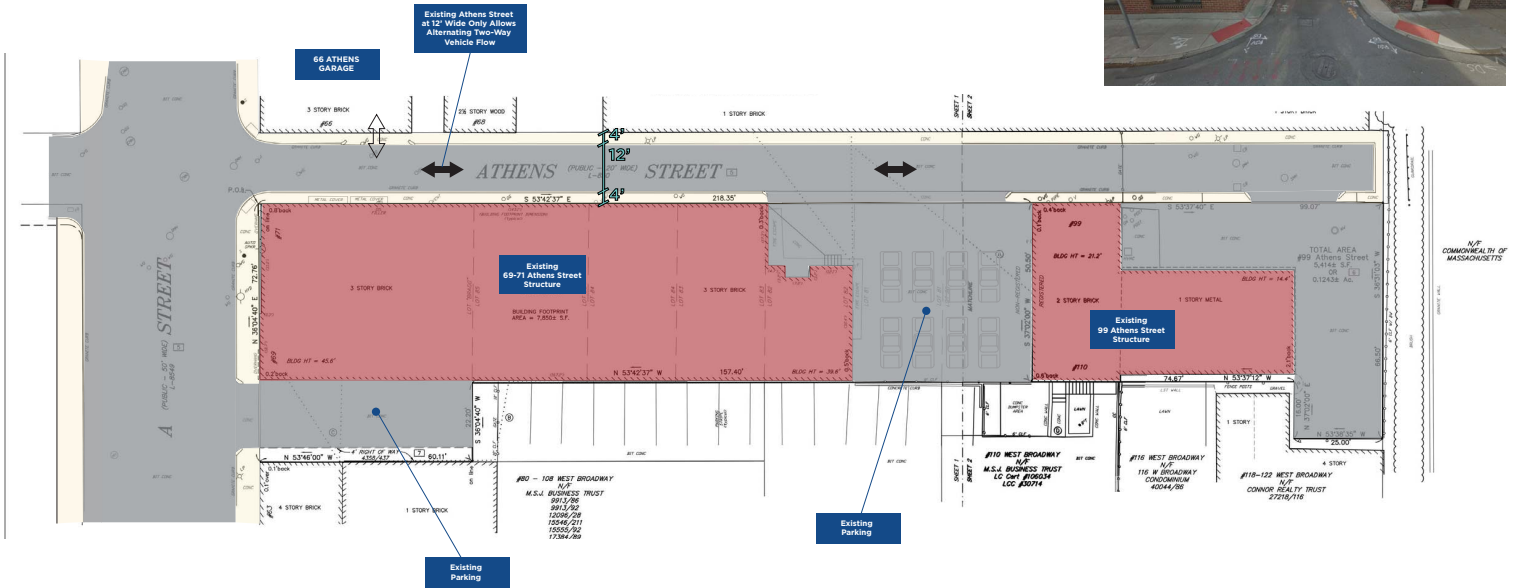
The City of Boston makes no claims, no representations, and no warranties, expressed or implied, concerning the validity (expressed or implied), the reliability, or the accuracy of the GIS data and GIS data products furnished by the City, including the implied validity of any uses of such data. The use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



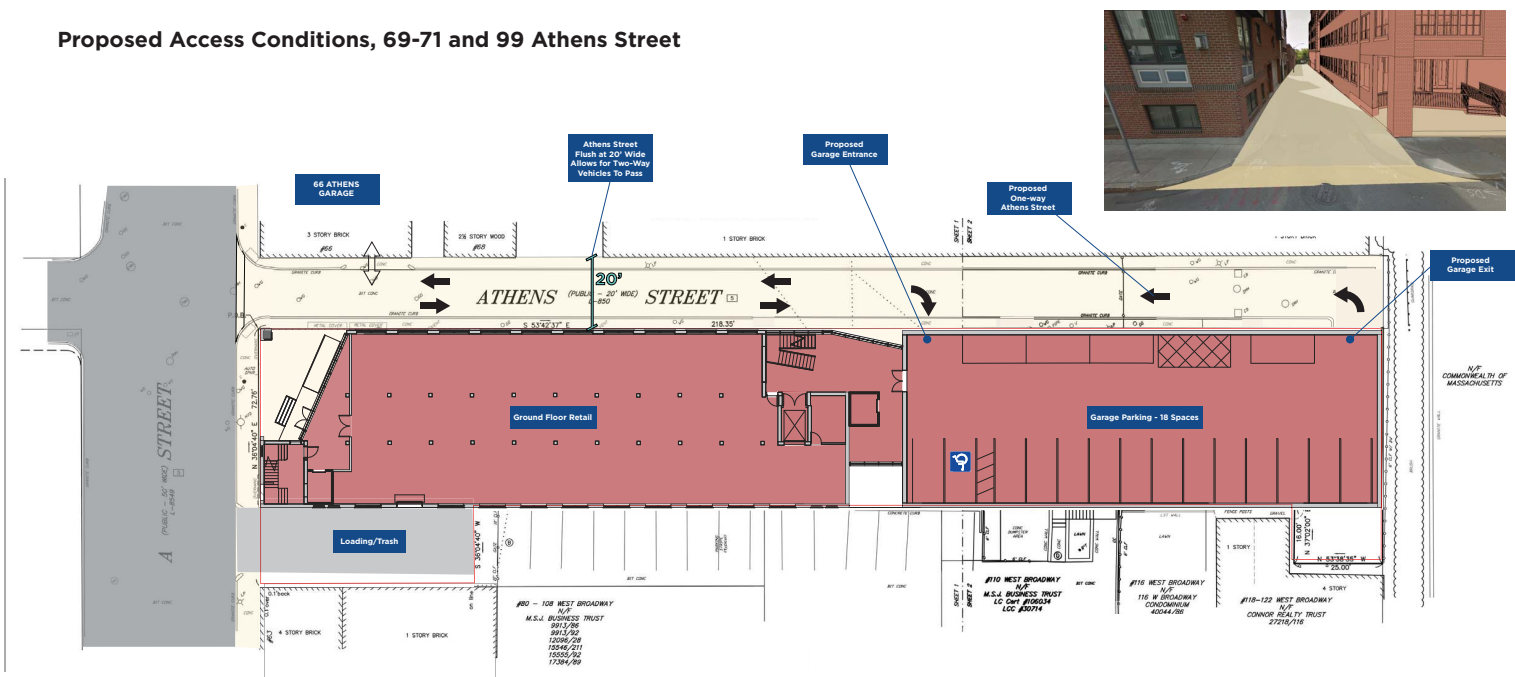
DEVELOPMENT PROPOSAL

Access and Parking

Existing Access Conditions, 69-71 and 99 Athens Street
 Approximately 29,200 s.f. (Light Industrial), 8 Parking Spaces

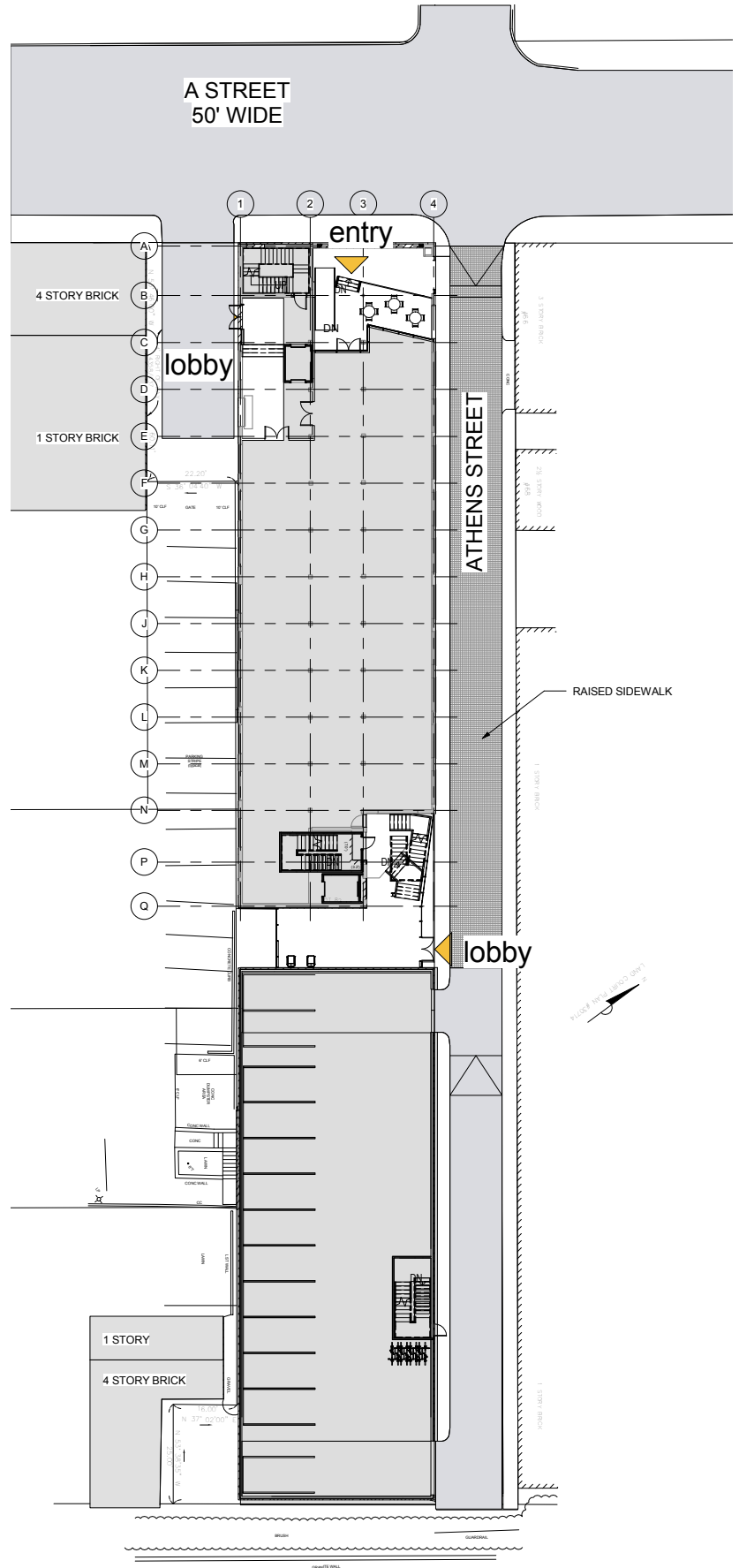


Proposed Access Conditions, 69-71 and 99 Athens Street



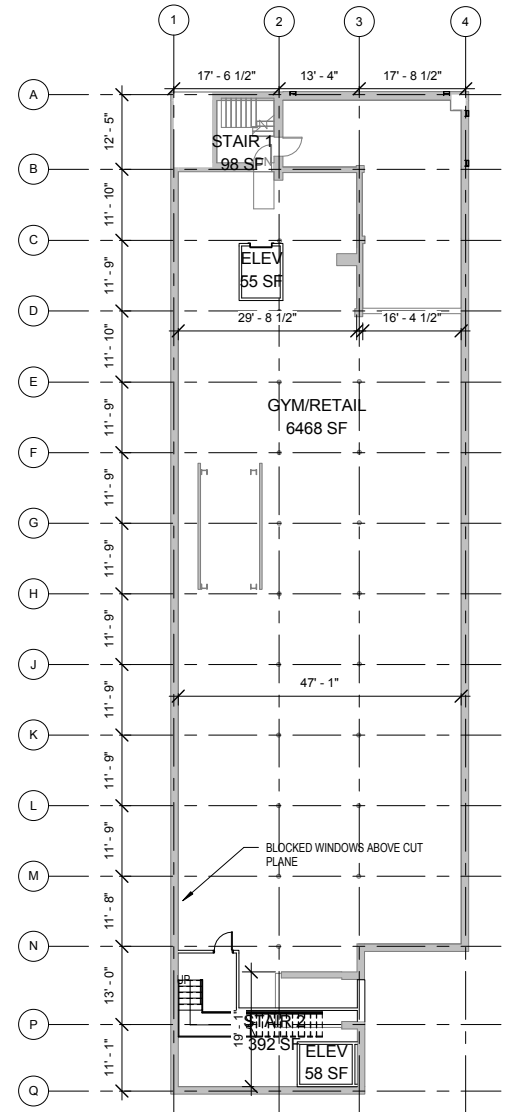
DEVELOPMENT PROPOSAL

Site Plan



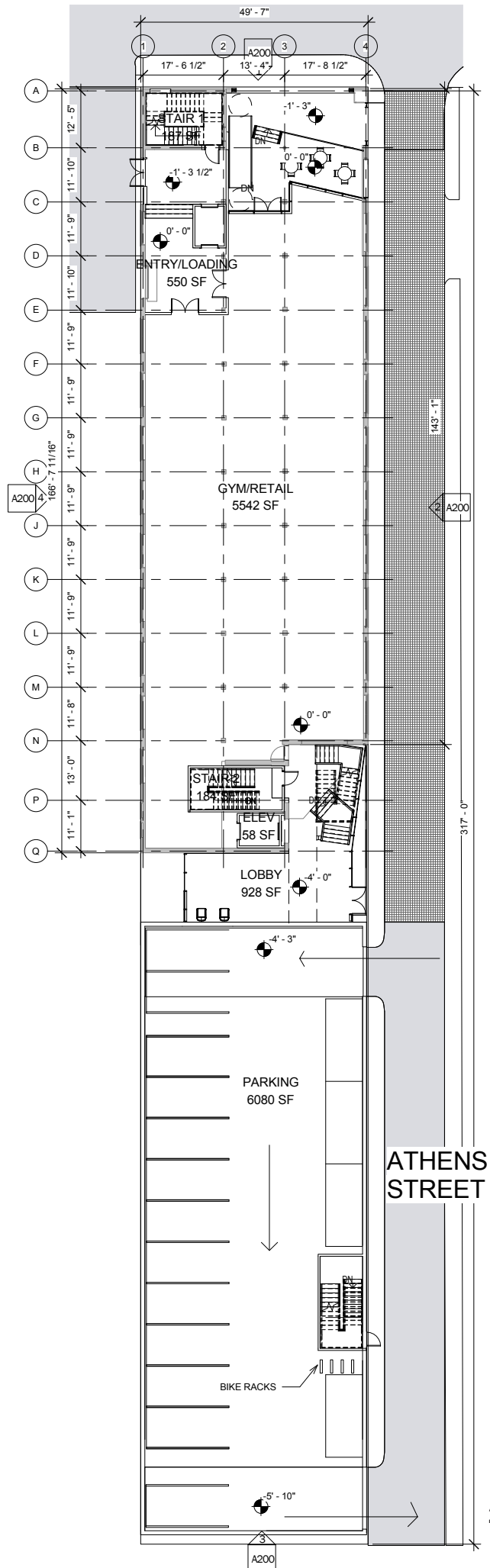
DEVELOPMENT PROPOSAL

Basement Plan



DEVELOPMENT PROPOSAL

Ground Floor Plan

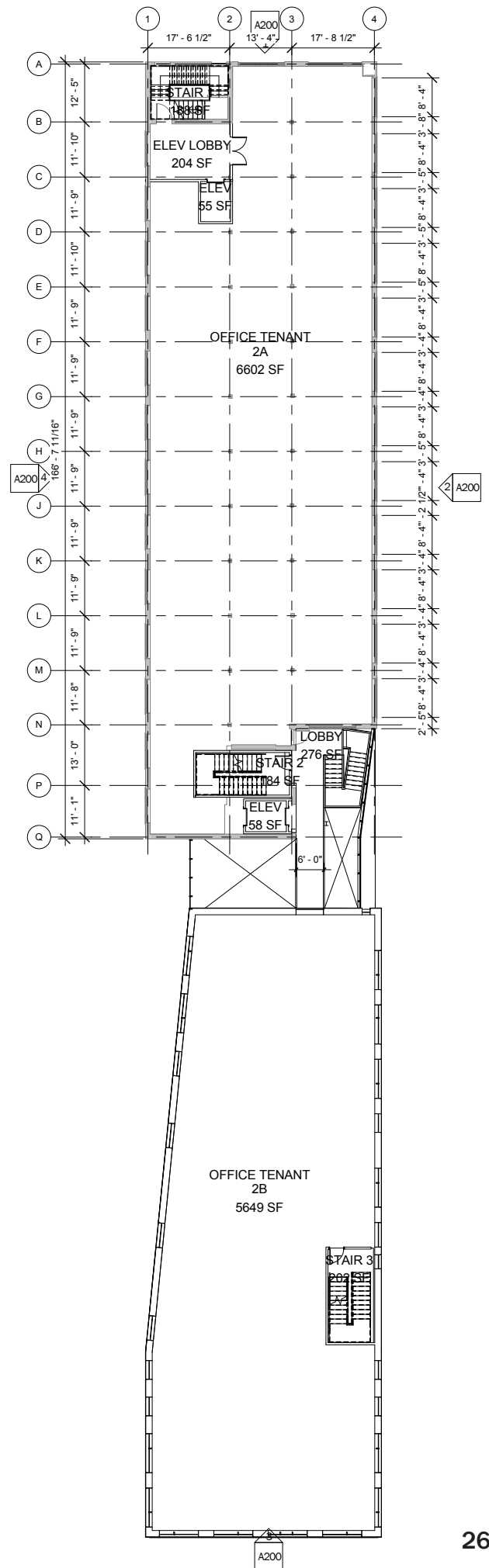


69 A Street Mixed Use Development
69 A Street, South Boston, MA 02127

RODE Architects, Inc.

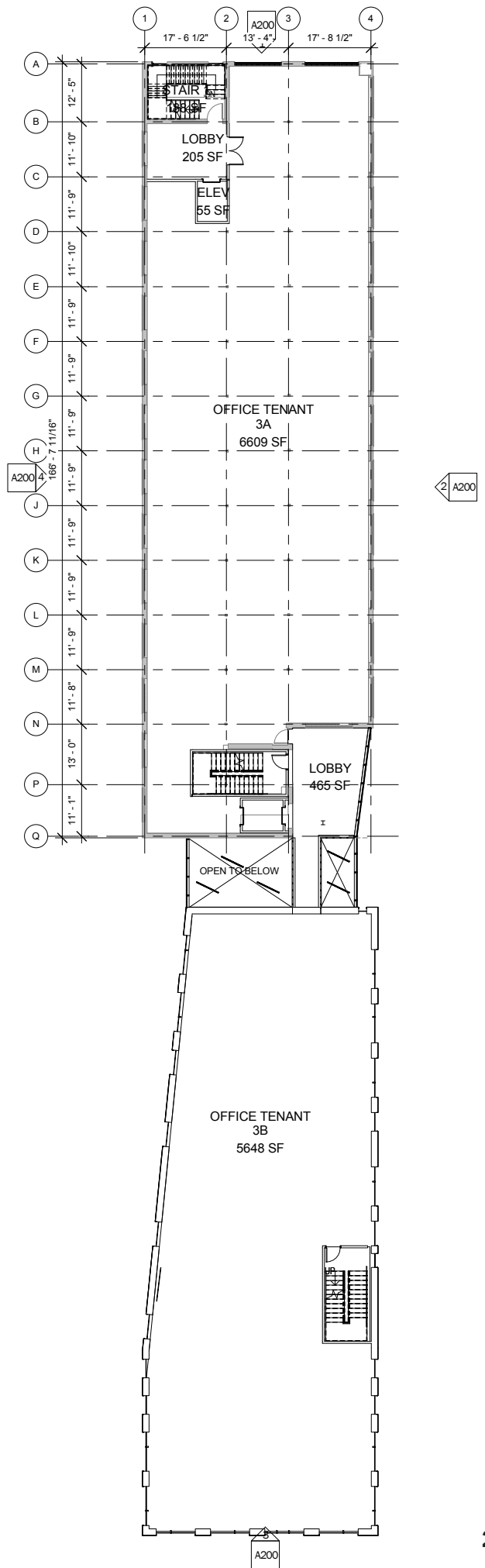
DEVELOPMENT PROPOSAL

LEVEL 2 PLAN



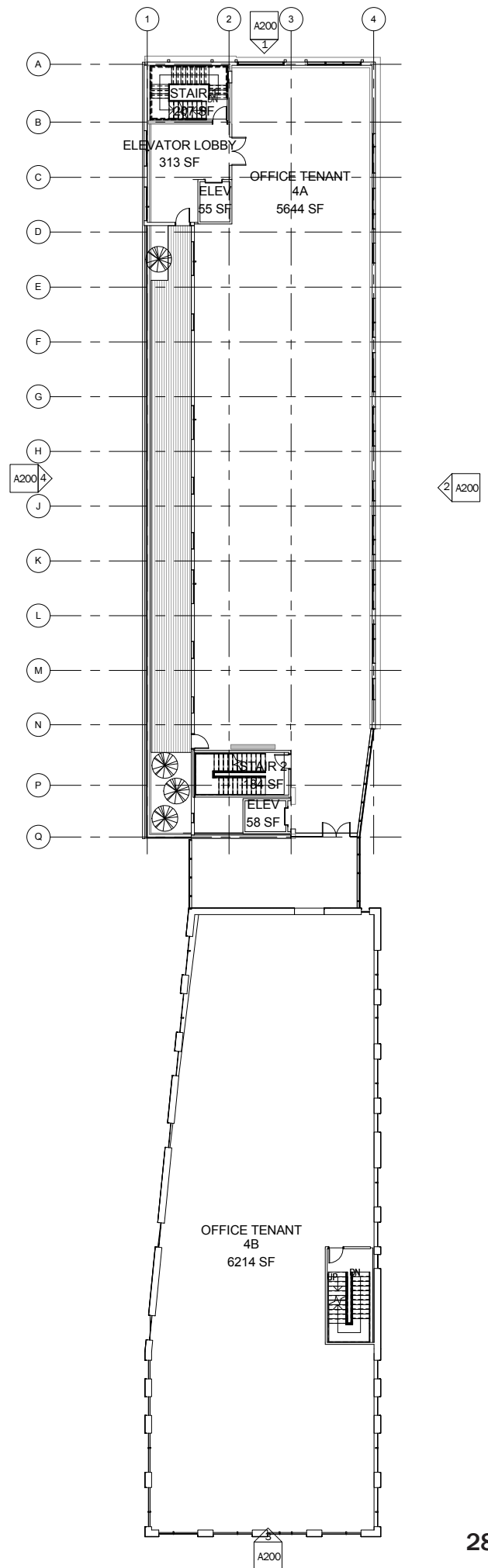
DEVELOPMENT PROPOSAL

LEVEL 3 PLAN



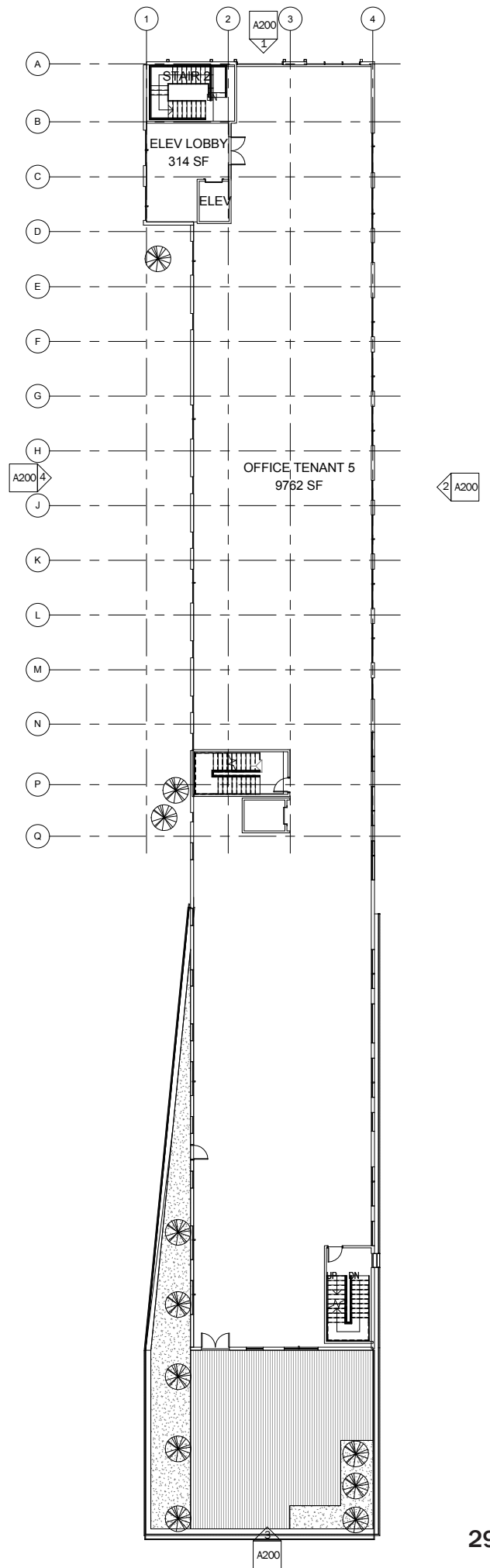
DEVELOPMENT PROPOSAL

LEVEL 4 PLAN



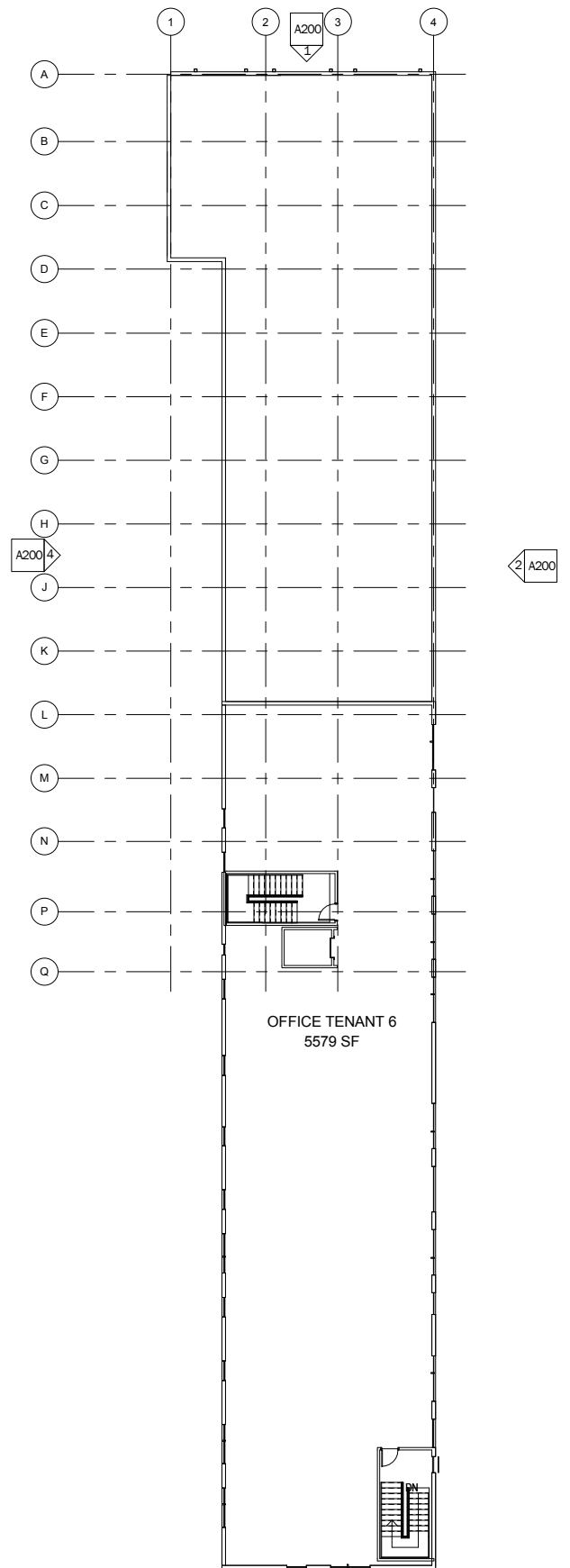
DEVELOPMENT PROPOSAL

LEVEL 5 PLAN



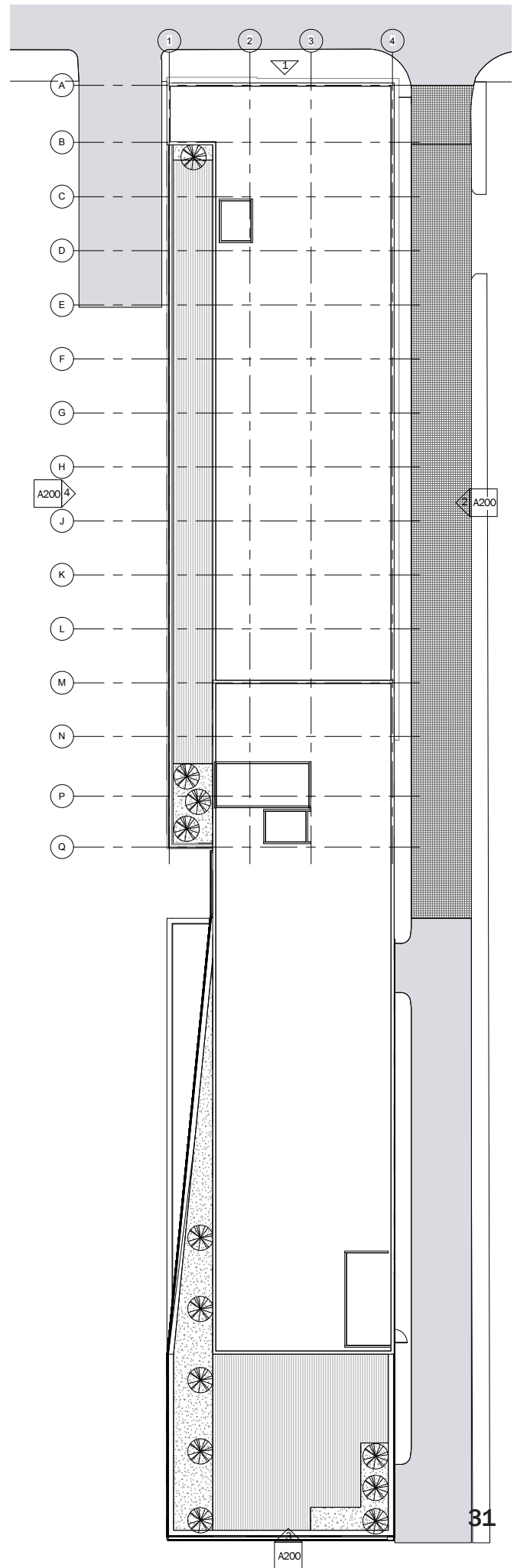
DEVELOPMENT PROPOSAL

LEVEL 6 PLAN



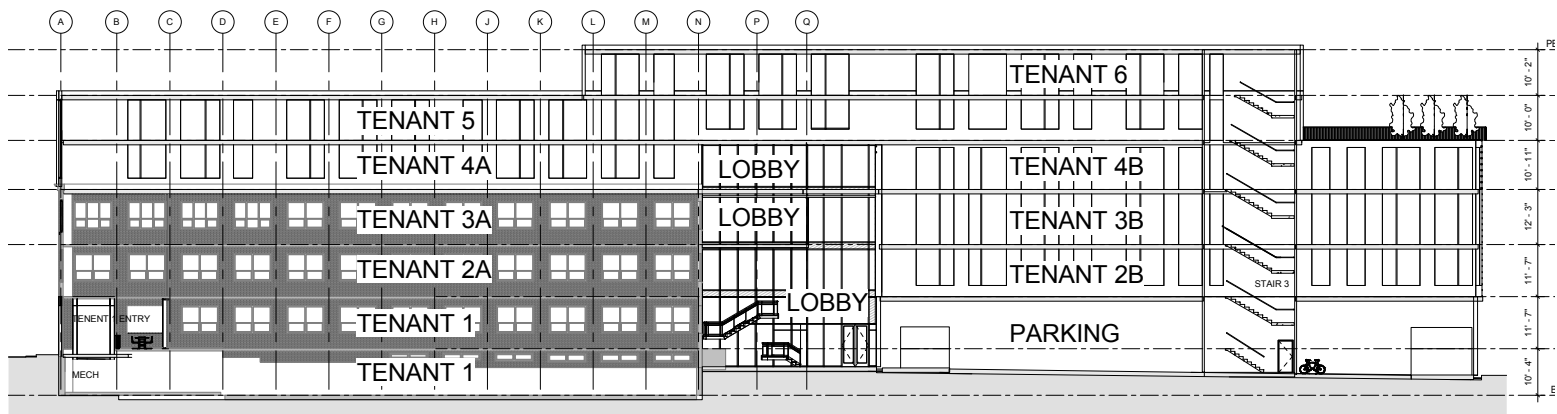
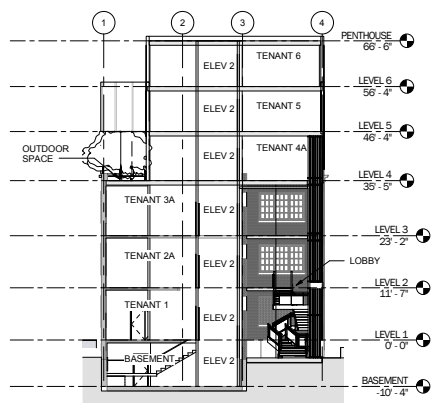
DEVELOPMENT PROPOSAL

ROOF PLAN



DEVELOPMENT PROPOSAL

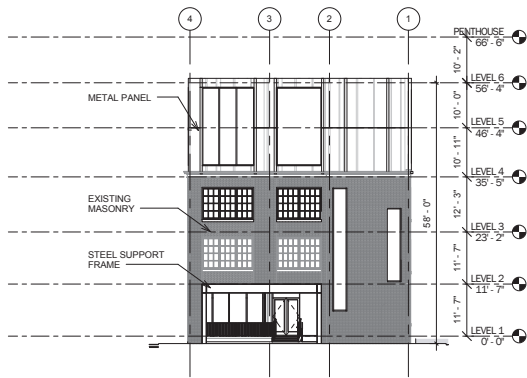
BUILDING SECTIONS



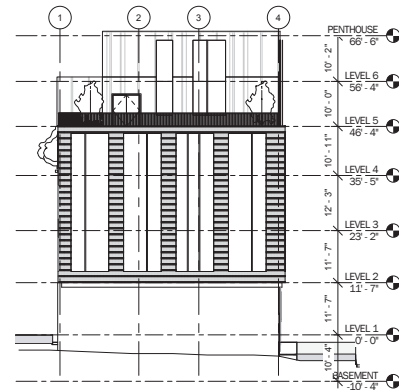
DEVELOPMENT PROPOSAL

ELEVATIONS

NORTH



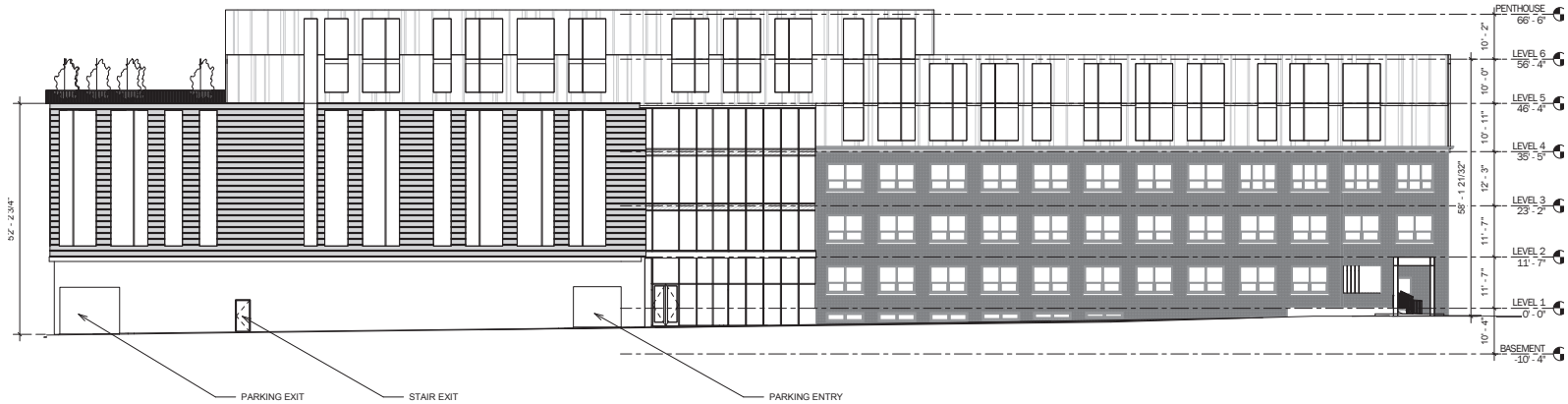
SOUTH



DEVELOPMENT PROPOSAL

ELEVATIONS

EAST



DEVELOPMENT PROPOSAL

ELEVATIONS

WEST

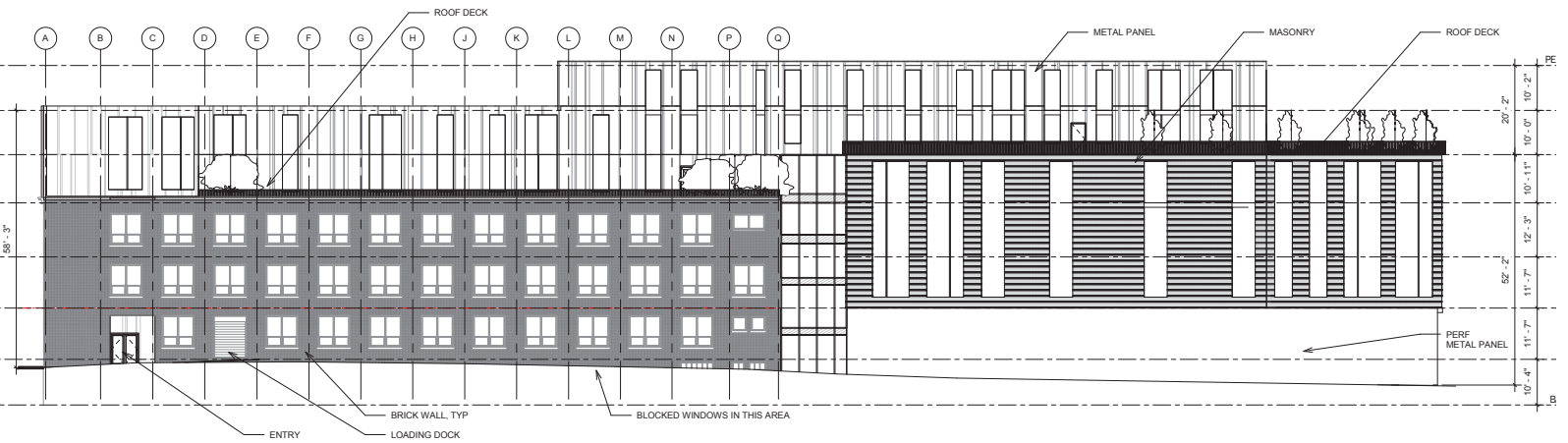


Exhibit A

Zoning Code Refusal (Pg. 1)



Martin J. Walsh
Mayor

Boston Inspectional Services Department Planning and Zoning Division

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

ZONING CODE REFUSAL

Gary P. Moccia
Inspector of Buildings

ERIC ROBINSON
535 ALBANY STREET
405
BOSTON, MA 02118

December 23, 2015

Location: 69-71 A ST SOUTH BOSTON MA 02127
Ward: 06
Zoning District: St Vincent
Zoning Subdistrict: NS
Appl. # : ALT517158
Date Filed: September 08, 2015
Purpose: Consolidate lots at 69-71 A Street and 95-103 Athens Street. The proposed project includes the demolition of a small two story structure on the rear of the lot. Construct a 6 story addition to the rear of the existing building that is connected to a new 2 story addition on top of the existing three story building. Included is a change of use, from a manufacturing use to **office, retail (general), & gym**. There will be approximately 18 new at grade parking spaces. The existing building to remain is approximately 32,000 SF, the proposed addition is approximately 44,000 SF. The total SF is approximately 76,000 SF. This application is in conjunction of ALT549630

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. 03 Sec. 3-1	Restricted Parking District	Restricted off street parking district
Art. 57 Sec. 26	Off-St.Park'g Req'mnts	Required off street parking is insufficient
Article 57, Section 11 **	Use: Conditional	General retail use: Conditional
Article 57, Section 11 **	Use: Conditional	Gym use: Conditional
Article 57, Section 12 **	Dimensional Regulations	Floor area ratio: Excessive
Article 57, Section 12 **	Dimensional Regulations	Height: Excessive
Article 57, Section 12 **	Dimensional Regulations	Rear yard: Insufficient
Article 57, Section 22 **	Roof Structure Restrictions	Roof structures restricted district
Article 57, Section 26 * **	Off-Street Loading Insufficient	Required off street loading is insufficient
Notes		Art. 80. Sect.80E-2 Small Project Review Applicability

Exhibit A Cont.

ERIC ROBINSON
535 ALBANY STREET
405
BOSTON, MA 02118

December 23, 2015

Location: 69-71 A ST SOUTH BOSTON MA 02127
Ward: 06
Zoning District: St Vincent
Zoning Subdistrict: NS
Appl. # : ALT517158
Date Filed: September 08, 2015
Purpose: Consolidate lots at 69-71 A Street and 95-103 Athens Street. The proposed project includes the demolition of a small two story structure on the rear of the lot. Construct a 6 story addition to the rear of the existing building that is connected to a new 2 story addition on top of the existing three story building. Included is a change of use, from a manufacturing use to **office, retail (general), & gym**. There will be approximately 18 new at grade parking spaces. The existing building to remain is approximately 32,000 SF, the proposed addition is approximately 44,000 SF. The total SF is approximately 76,000 SF. This application is in conjunction of ALT549630

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 A Cont.

Zoning Code Refusal (Pg. 3)



City of Boston
Inspectional Services
617-635-5300

Date: 12/28/2015 2:57 PM
Cashier: 081373 Batch: 24683
Office: ISD Tran #: 60

Receipt #: 01098060
Permit # BOA550876
Comments:

71043 BOA550876 \$1,350.00
Payment Total: \$1,350.00

Transaction Total: \$1,350.00
Check Tendered: \$1,350.00

Checks presented:

69 ASTRA Owner, LLC C/O Westcott Partners 1185 Pg Way Drive Suite 410 Roslindale Heights, MA 02119	Wells Fargo Bank N.A. San Francisco, CA 94102	1087
PAY TO THE ORDER OF City of Boston		Date: December 23, 2015
PAY TO THE ORDER OF City of Boston		Amount: \$1,350.00
PAY TO THE ORDER OF City of Boston		

Thank you for your payment.
Have a Nice Day!

www.cityofboston.gov/isd/

Exhibit B

APPEAL PETITION TO THE CITY OF BOSTON BOARD OF APPEAL

This form must be completed and signed by the owner-of-record, their attorney and/or authorized agent. If form is not signed by property owner, please attach a signed letter of authorization designating the authorized agent.



APPEAL under Boston Zoning Code

BOA 550 876

Boston, Massachusetts December 28, 2015

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

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

of the lot at
69-71 A Street 6 St. Vincent - NS
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

This appeal seeks permission to consolidate lots at 69-71 A ST and 95-103 Athens Street; demolish two-story Office and Catering structure at rear of the lot and construct new 2-story addition on top of existing two-story building with 6-story addition at rear. Extend and expand prior Office use from demolished structure at rear of combined site into upper levels of expanded and renovated building, with change of use from Manufacturing in existing building and Office and Catering at demolished rear structure to Office Use on upper levels, with General Retail and Gym on first floor and basement of renovated and expanded structure with on-site parking for 18 vehicles, as per plans.

STATE REASONS FOR THIS PROPOSAL

Allowance of the within appeal will enable the Appellant to revitalize an under-utilized property site by improving and expanding an existing manufacturing building, with a new mixed-use office and retail development that includes on-site parking and related improvements providing a much needed non-residential, non-restaurant use for this site. Existing out building at 95-103 Athens St to be razed and replaced with a renovated and expanded building.

PROVIDE REASONS WHY BOARD SHOULD GRANT RELIEF

Appellant submits that the Board should grant the requested relief, as the proposed project is not detrimental to the surrounding community; but will instead activate an under-utilized combined property site with an upgraded and expanded building program offering dynamic and different commercial uses to compliment recent residential growth in the surrounding area. The scope of the proposed project is consistent with the planning goals for South **

COMMENTS

For these and other reasons more precisely enumerated at the public hearing before the Board, the Appellant respectfully requests the allowance of the within appeal.

OWNER 69 ASTMA Owner, LLC *Joseph P. Hanley*
AUTHORIZED AGENT Joseph P. Hanley, Esq.
ADDRESS McDermott, Quilty & Miller LLP
131 Oliver Street, 5th Floor
Boston, Massachusetts 02110
TELEPHONE (617) 946-4600
FAX (617) 946-4624

Boston, and meets the required findings for the grant of Variances under Article 7-3 and Conditional Use Permits under Article 6-3 of the Boston Zoning Code.

BD 504a Revised 2005



application
*Please note separate but related ~~app~~ filed for 95-103 Athens Street for the demolition of the existing building and consolidation of the lots with Athens Street under AI T#549690 *

Exhibit B Cont.

APPEAL PETITION TO THE CITY OF BOSTON BOARD OF APPEAL (Pg. 2)

Zoning Board of Appeals (ZBA)

Please enter the permit number on your refusal letter. The permit number includes both letters and numbers. If you do not have this number, please ask for it at the ZBA counter.

Permit Number

ALT517158

Search

Permit Information:

Long Form/Alteration Permit

69 A

This permit is eligible for an appeal.

Appeal Applicant

- Please enter the information for the person who should receive communications from the ZBA regarding this appeal. This may be the property owner or an agent of the property owner.
- If you have previously applied for a permit with the City of Boston, please enter the email address used on the application. We will use this information to search our permitting database for your information.

Please fill out the fields below. *indicates a required field

Exhibit B Cont.

APPEAL PETITION TO THE CITY OF BOSTON BOARD OF APPEAL (Pg. 3)

jhanley@mqmlp.com

Joseph

Hanley

02110

Search Applicant

Your information matches our records. Please select your record below. If none of these records are a match to you, or if you need to update your information, please visit the ZBA counter.

c/o Joseph Hanley, Esq., 131 Oliver Street, 5th Floor Boston 02110 jhanley@mqmlp.com

Please select the appeal(s) you would like to file below.

Zoning Appeal

Zoning Appeal

Please refer to your zoning review refusal letter to complete this section. There is a 250 character limit.

For what reasons should your proposal be granted relief from the zoning code? Please be as specific as possible in addressing the following considerations:

- a. special circumstances or conditions applying to the land or structure for which the variance is sought.
- b. reasons of practical difficulty and demonstrable and substantial hardship that exist with the current structure or land.
- c. how your project is in harmony with the general purpose and intent of the Boston zoning code without being injurious to the neighborhood or otherwise detrimental to the public welfare.

Exhibit B Cont.

APPEAL PETITION TO THE CITY OF BOSTON BOARD OF APPEAL (Pg. 4)

Please see Attached Zoning Appeal form.



By checking this box, you agree to speak with a ZBA staff member about the required community review process for all ZBA applications and to contact the Mayor's Office of Neighborhood Services (ONS) to initiate this process. Your application will not be processed until ONS verifies that you have initiated the community review process and will be abandoned if you do not complete this step within 45 days from the date on your refusal letter.

Joseph P. Hanley, Esq.

[Print a Copy of the Application](#)

[Submit Application](#)