

# 70 Bremen Street

East Boston, Massachusetts



Application for Article 80 Small Project Review  
**Boston Redevelopment Authority**

Owner/Developer: **70 Bremen LLC**  
Architect: **Pisani + Associates Architects**  
Legal Counsel: **McDermott, Quilty & Miller, LLP**

# 70 Bremen Street

East Boston, Massachusetts

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McDERMOTT, QUILTY & MILLER LLP  
131 OLIVER STREET - 5<sup>TH</sup> FLOOR  
BOSTON, MASSACHUSETTS 02110

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

March 10, 2014

**VIA HAND DELIVERY**

Mr. Brian Golden, Interim Director  
Boston Redevelopment Authority  
Boston City Hall  
One City Hall Square  
Boston, MA 02201

**Re: ARTICLE 80 SMALL PROJECT REVIEW APPLICATION  
70 Bremen Street  
East Boston, Boston MA 02128**

Dear Mr. Golden,

On behalf of 70 Bremen LLC, I am pleased to submit the enclosed application for Article 80 Small Project Review. We propose to build a five (5) story apartment building with thirty-four (34) residential units and one (1) ground floor commercial unit on the property located at 70 Bremen Street, East Boston. The project will incorporate the existing underutilized overflow parking lot of the former Rapino Funeral Home. Thirty (30) parking spaces for the building residents will be provided even though the project is within a five (5) minute walk to both the Maverick Square Massachusetts Bay Transportation Authority (the "MBTA") station, which provides access to points in downtown Boston and East Boston via the MBTA Blue Line and Bus Lines 114, 116, 117, and 120, and the Meridian Street MBTA bus stop, which services Bus Lines 114, 116, 117, and 120. Bicycle storage for thirty-four (34) bicycles will be provided.

Additionally, the project will provide five (5) units of affordable housing.

The proposed project will create much needed housing within the City and the East Boston neighborhood.

In order to adhere to the project's construction schedule, we are hopeful that the Article 80 Small Project Design Review can be successfully completed within the next fifty-five (55) days given the fact that there have been multiple meetings with and successful ongoing design review with the Boston Redevelopment Authority (the "BRA") staff and additional community meetings

Interim Director Brian Golden

March 10, 2014

Page Two

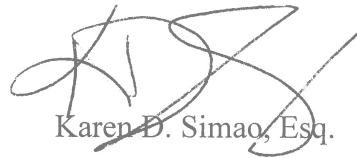
have been scheduled. We also look forward to meeting with you to receive and respond to comments from the BRA during that period.

We will be discussing the project with the BRA, local elected and appointed officials, abutters, neighbors, Neighborhood Groups, and other interested parties within the next several weeks.

We believe that the enclosed application should provide the BRA and other interested parties with a good understanding of the project and its proposed design. If there is any additional information that you feel may be required, please let me know and the project team will expedite its delivery.

Thank you for your consideration and, on behalf of 70 Bremen LLC, we look forward to working with you on this project.

Very truly yours,

A handwritten signature in black ink, appearing to read "K. Simao", with a long horizontal stroke extending to the right.

Karen D. Simao, Esq.

Enclosure

cc: Daniel Tauro, President 70 Bremen LLC  
Anthony M. Pisani, A.I.A. NCARB

## **70 Bremen Street**

East Boston, Massachusetts

# **PROJECT OVERVIEW**

**PROJECT TITLE:** 70 Bremen Street

**PROJECT LOCATION:** 70 Bremen Street  
East Boston MA 02128

### **PROPOSED PROJECT:**

The proposed Project, to be known as **70 Bremen Street**, will transform an existing 9,840 square foot overflow parking lot for the former Rapino Funeral Home, into a thirty-four (34) residential unit complex with one (1) ground floor commercial unit. Five (5) of the residential units will be designated affordable units.

The proposed 34 dwelling units will consist of twelve (12) two-bedroom units averaging approximately one thousand one hundred and twenty five (1,125) square feet; sixteen (16) one-bedroom units averaging six hundred and eighty (680) square feet, and six (6) studio units averaging six hundred and twenty-one (621) square feet. Additionally the project will provide Commercial Space on the ground floor which will be utilized by Logan Property Management Co. While the Project is within easy walking distance to the Maverick Square MBTA Station, the unit sizes are larger than the Minimum Square Footage Requirements for Downtown and Transit Oriented Developments as defined by BRA letter dated June 3, 2013 (copy attached).

The project provides thirty (30) off-street parking spaces and thirty-four (34) bicycle racks.

The project further recognizes the special conditions of East Boston life by providing accessibility for all dwelling units and the incorporation of “Sitting Porches” for the ground floor units.

The project requires Zoning Board of Appeal Relief.

The proposed new construction will respect the elevation of current and proposed nearby buildings, and will incorporate brick, metal panels and copper elements into the façade along with energy efficient “brise-soliel” sun screens.

# 70 Bremen Street

East Boston, Massachusetts

## PROJECT DESCRIPTION

PROJECT:	<b>70 Bremen Street, East Boston MA 02128</b>
Neighborhood District:	East Boston Neighborhood District – Article 53
Current zoning:	3F-2000
Current use:	Overflow Parking for former Rapino Funeral Home
Proposed use:	<b>Multi-family Residential 34 Units (Forbidden use) One (1) Commercial Unit for Retail/Professional Office Space (Forbidden use)</b>
Existing area:	9,840 SF
Proposed floor area:	29,700 SF (Excluding underground parking of approximately 6,500 SF)
Existing building height:	0'-0"
Proposed building height:	49'- 4"
Existing lot area:	9,840 SF
Number of proposed Units:	34 units (5 Affordable), 1 Commercial Retail Space
Usable Open Space:	2,762 SF consisting of open space and decks; 82 SF/unit
Off-street parking:	30 spaces
Bicycle storage	34 bicycle storage space

## ZONING SUMMARY

DIMENSIONAL:	Required	Proposed
Maximum floor area ratio:	1.0	<b>3.0</b>
Maximum building height:	3 Stories / 35'	<b>4 stories + parking =49'-8"</b>
Minimum lot size:	2,000 SF	<b>9,840 SF</b>
Minimum lot area/DU:	1,000 SF	<b>290 SF</b>
Minimum usable open space/ DU:	300 SF	<b>2,762 SF Space/decks 82SF/DU</b>
Minimum lot width:	20'	<b>123.00'</b>
Minimum lot frontage:	20'	<b>123.00'</b>
Minimum front yard:	Align with Existing Abutters	<b>5' (aligned with Existing Abutters)</b>
Minimum side yard:	2'-6"	<b>0' at grade 2'-6" above ground floor</b>
Minimum rear yard:	30'	<b>0' at grade 10'0" above ground floor</b>
Off street parking:	58 (2.0/Unit) 4 (.7/Affordable Unit) 62 Total Spaces	<b>30</b>
Bicycle storage		<b>34 bicycle storage spaces</b>

# 70 Bremen Street

East Boston, Massachusetts

## PROJECT DEVELOPMENT TEAM

PROJECT: 70 Bremen Street  
East Boston MA

### TEAM MEMBER

### CONTACT

#### **DEVELOPER:**

70 Bremen LLC  
c/o Daniel Tauro  
340 Chelsea Street  
Boston, MA 02128

Daniel Tauro

#### **ARCHITECT:**

Pisani + Associates Architects  
374 Congress Street  
Boston, MA 02110  
617-423-1022

Anthony M. Pisani AIA NCARB , Principal  
William A Paquette, Project Architect

#### **LEGAL COUNSEL:**

McDermott, Quilty & Miller LLP  
131 Oliver Street  
Boston, MA 02110  
617-946-4600

Stephen Miller, Esq.  
Karen Simao, Esq.

#### **SURVEYOR:**

Boston Survey, Inc.  
Unit C-4 Shipways Place  
Charlestown, MA 02129  
617-242-1313

George Collins PLS

# 70 Bremen Street

East Boston, Massachusetts

## TEAM MEMBER

## CONTACT

### **STRUCTURAL:**

Roome & Guarrancino, LLC  
48 Grove Street  
Somerville, MA 02144  
617-628-1700

Carmine Guarrancino, P. E.

### **CIVIL ENGINEER:**

Engineering Allicane, Inc.  
194 Central Street  
Saugus, MA 01906  
781-417-0020

Rick Salvo

### **GEO-TECHNICAL ENGINEER:**

Summit Geotechnical Consultants, Inc.  
17 Waltham Street  
Lexington, MA 02421  
781-274-6623

Marc Demaree

### **CONSTRUCTION MANAGER:**

Construction Managers & Developers  
154 Broadway  
Somerville, MA 02145  
617-628-4900

Pat Buonopane

### **MECHANICAL AND PLUMBING ENGINEER:**

Crossfield Engineering, Inc.  
921 Salem Street  
Groveland, MA 01834  
978-372-8880

Mark Tucci



## **70 Bremen Street**

East Boston, Massachusetts

### **TEAM MEMBER**

### **CONTACT**

#### **ELECTRICAL ENGINEER:**

Vincent A Dilorio, Inc.  
89 Access Road  
Norwood, MA 02062  
781-255-9754

Vincent Dilorio, Jr.

#### **SPRINKLER ENGINEER:**

Covenant Fire Protection Co., Inc.  
62 West Brook Street  
Manchester, NH 03101  
603-206-1499

Jason Kahan

# 70 Bremen Street

East Boston, Massachusetts

## DEVELOPMENT SCHEDULE

February 24, 2014	<b>Submit project to ISD for zoning review.</b>
February 24, 2014	<b>Receive letter of refusal from ISD, file appeal to the Zoning Board of Appeals for zoning relief.</b>
March 10, 2014	<b>Submit Small Project Review Application to BRA</b>
March – April 2014	<b>Begin BRA Small Project Review and Neighborhood review process.</b>
May 2014	<b>ZBA grant required variances.</b>
July 2014	<b>Project permitting and begin construction.</b>
April 2015	<b>Complete construction.</b>

## **70 Bremen Street**

East Boston, Massachusetts

### **COMMUNITY BENEFITS / JOB GENERATION**

70 Bremen Street project will create thirty-four (34) new dwelling units of which five (5) will be affordable units, in a neighborhood which is in need of additional housing. This project will provide off-street parking for thirty (30) vehicles.

Architecturally, this project will fill in the vacant land / over flow parking lot in the impressive streetscape of buildings making up this distinctive part of East Boston.

We estimate that this project will create over two-hundred and fifty (250) construction-related jobs.

The project is currently budgeted to cost an estimated five and a half million (\$5,500,000.00) dollars.

**70 Bremen Street**  
East Boston, Massachusetts

**PROJECT SITE**  
70 Bremen Street  
East Boston MA 02128

# 70 Bremen Street

East Boston, Massachusetts



**70 Bremen Street**

East Boston, Massachusetts

**PROJECT DRAWINGS**

**70 Bremen Street**

**EAST BOSTON MA 02128**



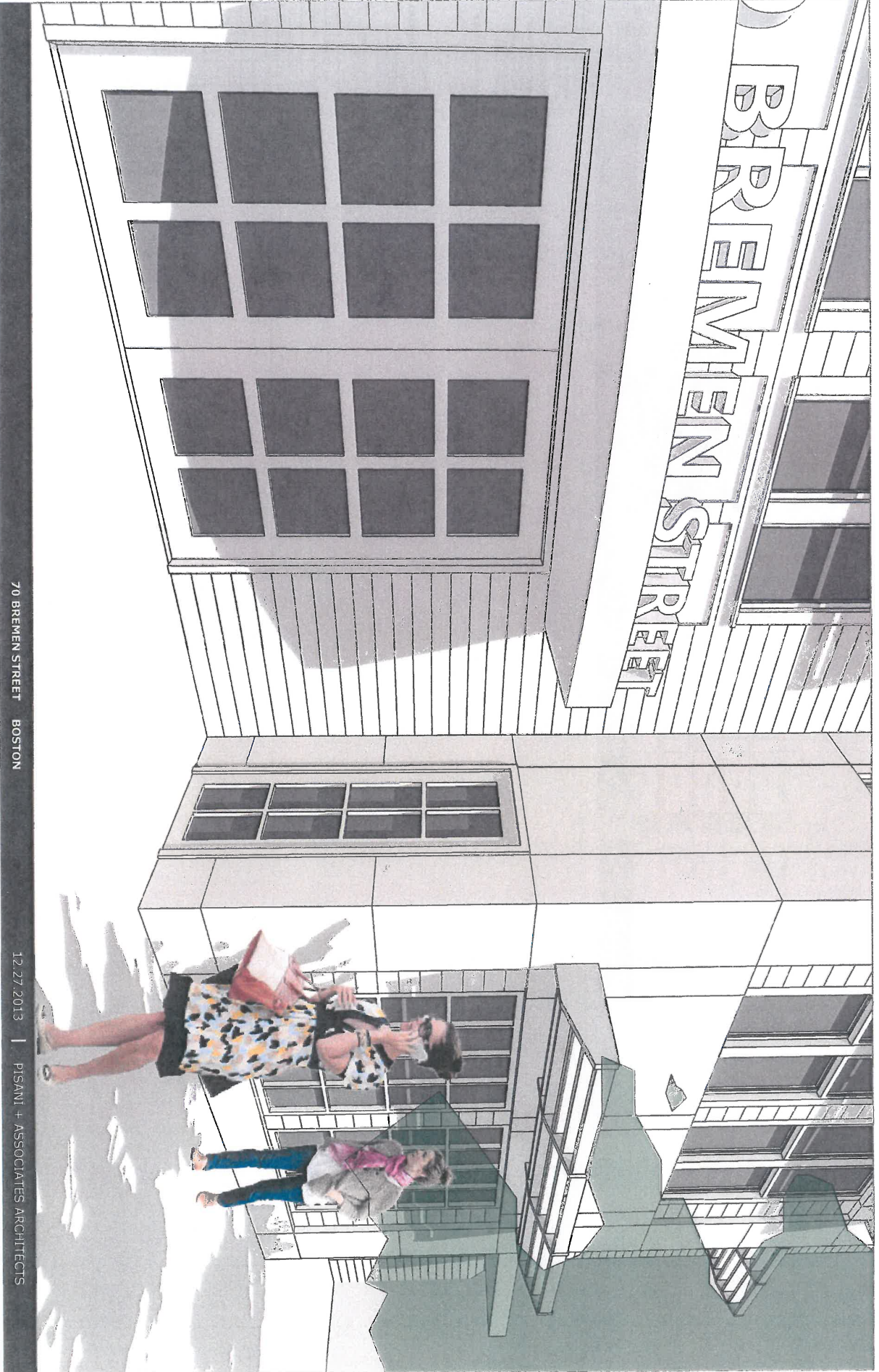


70 BREMEN STREET BOSTON

12.27.2013

PISANTI + ASSOCIATES ARCHITECTS





70 BREMEN STREET BOSTON

12.27.2013 | PISANI + ASSOCIATES ARCHITECTS



70 BREMEN STREET BOSTON

12.27.2013

PISANI + ASSOCIATES ARCHITECTS



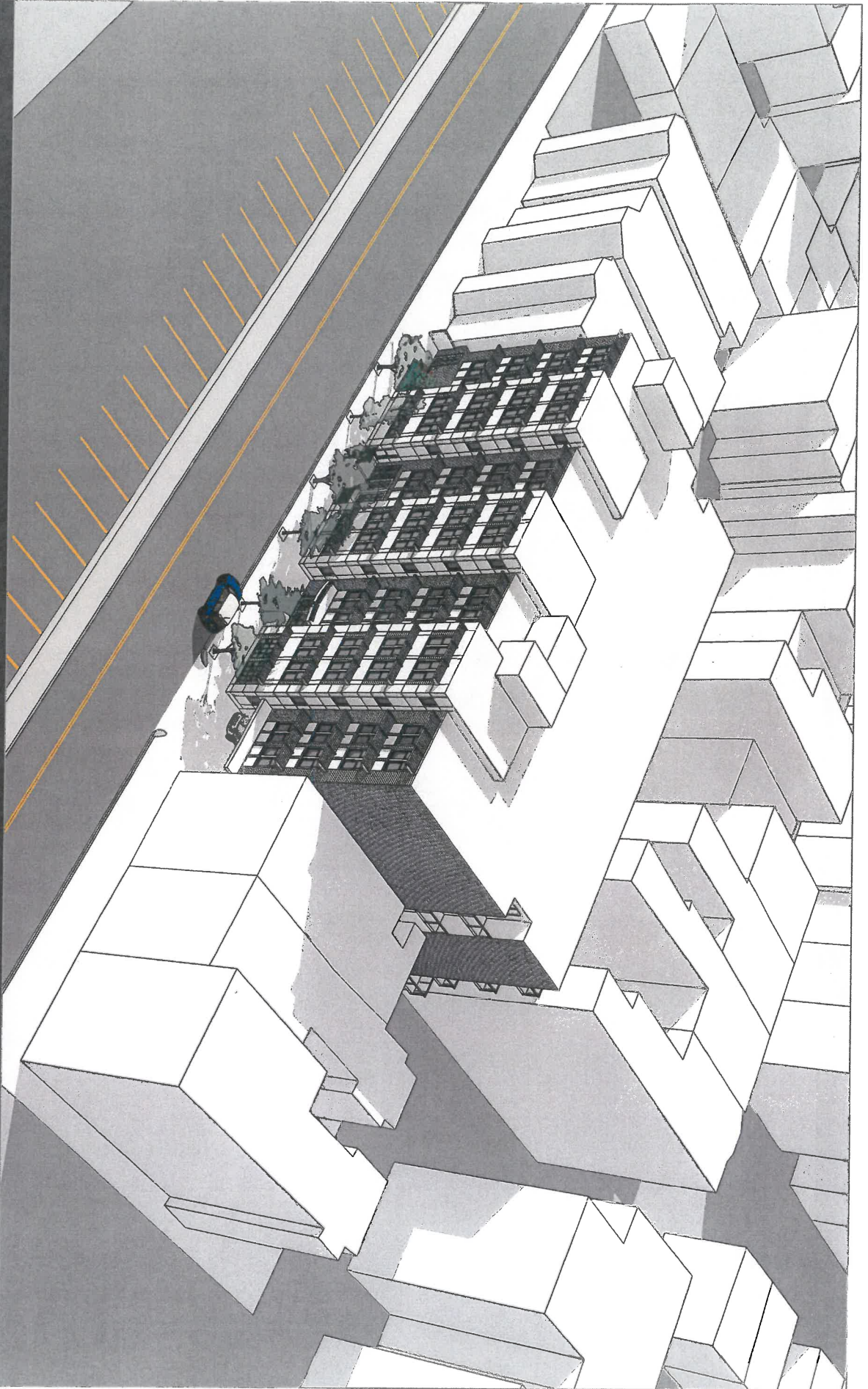




70 BREMEN STREET BOSTON

12.27.2013 | PISANI + ASSOCIATES ARCHITECTS





70 BREMEN STREET BOSTON

12.27.2013

PISANI + ASSOCIATES ARCHITECTS

# 70 Bremen Street

East Boston, Massachusetts

## COMMUNITY OUTREACH AND ANTICIPATED PERMITS

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, the project team visited the matter of this Proposed Project with local elected and appointed officials. This application includes the input received in the preliminary outreach process with interested parties.

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

### Anticipated Permits and Approvals

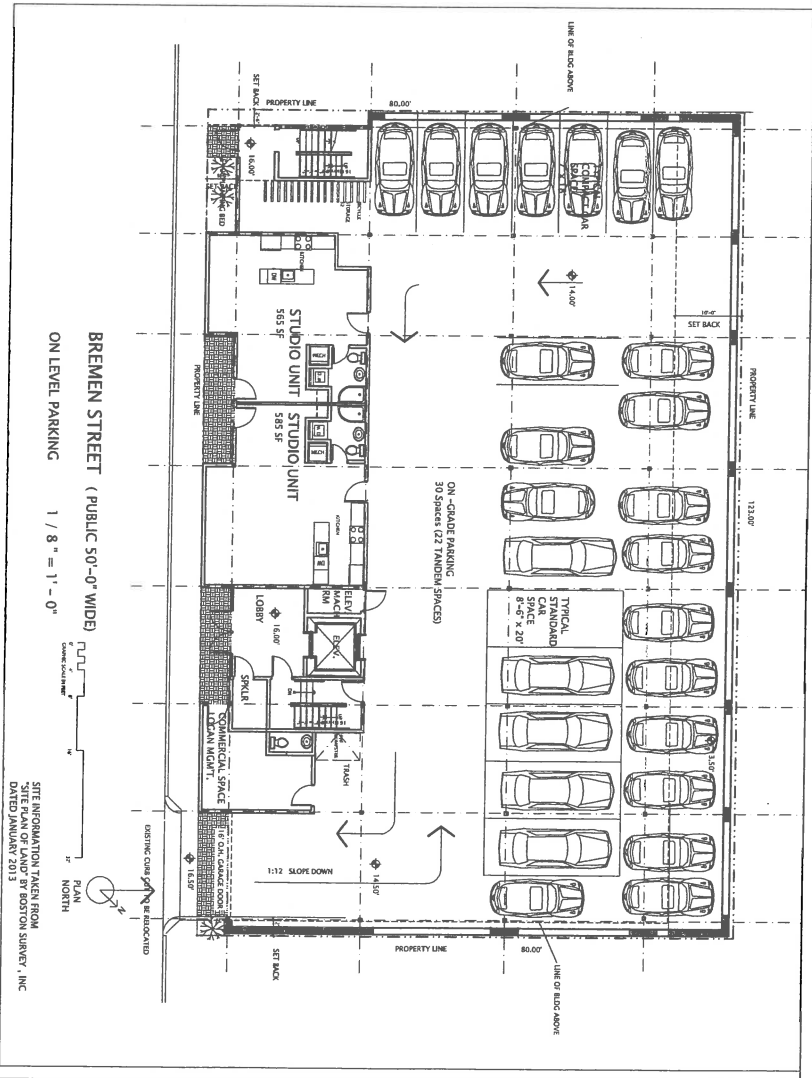
AGENCY		APPROVAL	
City	Boston Redevelopment Authority	◆	Article 80 Small Project Review Application
	Boston Transportation Department	◆	Construction Management Plan (if required)
	Boston Water and Sewer Commission	◆	Site Plan approval for water and sewer connections
	Public Improvement Commission	◆	Specific repair plan approval & Earth Retention Plan
	Zoning Board of Appeals	◆	Variances & Conditional Use
	Public Works Department	◆	Curb Cut Permit

# **70 Bremen Street**

East Boston, Massachusetts

## **APPENDIX A**

Architectural Plans and Elevations



**PISANI & ASSOCIATES**

315 CONVENT STREET  
 BOSTON, MA 02210-1807  
 TEL: (617) 495-8000  
 FAX: (617) 495-8008  
 WWW.PISANIANDASSOCIATES.COM

**OWNER**  
 70 BREMEN LLC  
 340 CHELSEA STREET  
 EAST BOSTON, MA 02128

**OWNER'S CONSULTANTS:**  
 SURVEYOR  
**BOSTON SURVEY, INC.**  
 175 WASHINGTON STREET  
 CHARLESTOWN, MA 02129  
 TEL: 617-242-1313

**CIVIL ENGINEER**  
**VOZZELLA DESIGN GROUP, INC.**  
 3841 WASHINGTON STREET  
 BOSTON, MA 02131  
 TEL: 617-583-8282

**SOILS ENGINEER**  
**SUMMIT GEOTECHNICAL CONSULTANTS, INC.**  
 175 WASHINGTON STREET  
 LENOXTON, MA 02421  
 TEL: 781-274-6523

**STRUCTURAL ENGINEER**  
**RODRIGUEZ & GARRONCINO, LLC**  
 100 STATE STREET  
 SOMERVILLE, MA 02144  
 TEL: 617-528-1700

**CONTRACTOR**  
**CONSTRUCTION MANAGERS & DEVELOPERS**  
**134 BROADWAY**  
 SOMERVILLE, MA 02145  
 TEL: 617-582-4900

**ZONING SUBMISSION**  
 15 AUGUST 2013

NO.	DATE	DESCRIPTION	BY	CHKD BY
1	1/15/13	PROPOSED PERMITS (ZONING)		
2	1/15/13	REVISIONS TO SUBMITTER		

**RESIDENCES @**  
**70 BREMEN ST.**  
**EAST BOSTON, MA**

**DATE:** 01/15/13  
**SCALE:** 1/8" = 1'-0"  
**DATE:** 01/15/13  
**SCALE:** 1/8" = 1'-0"

**GROUND FLOOR PLAN 1 / 8" = 1'-0"**

**A1.1**

THIS DOCUMENT IS THE PROPERTY OF PISANI & ASSOCIATES. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF PISANI & ASSOCIATES.

**PIRANI & ASSOCIATES**  
ARCHITECTS

241 CORNHILL STREET  
BOSTON, MA 02108  
TEL: (617) 435-1025  
FAX: (617) 435-1026  
www.piranians.com

**OWNER**  
70 BREMEN, LLC  
EAST BOSTON, MA 02128

**OWNER'S CONSULTANTS:**  
SURVEYOR  
BOSTON SURVEY, INC.  
100 STATE STREET  
BOSTON, MA 02109  
PH: 617-242-1313

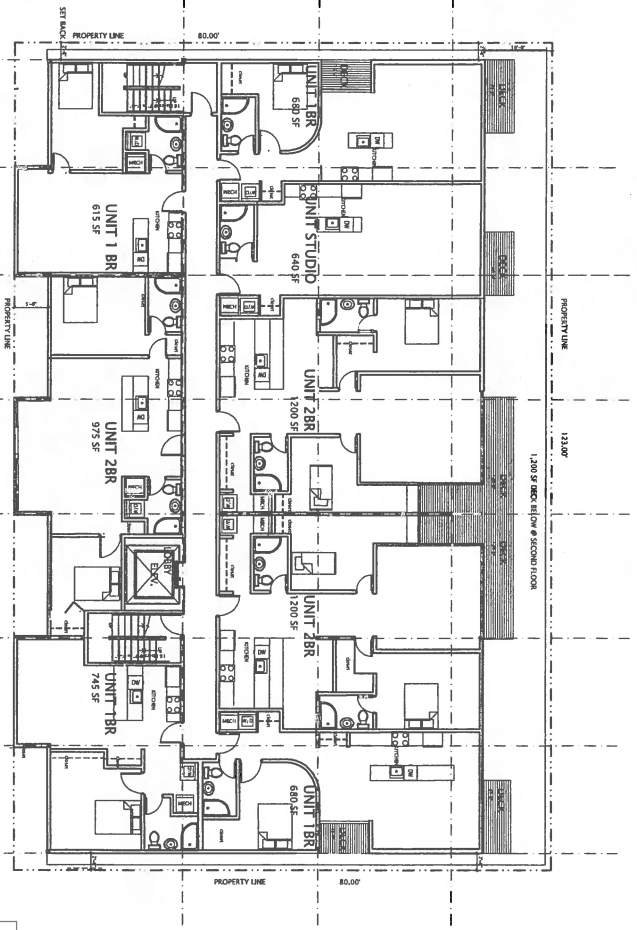
**CIVIL ENGINEER:**  
VOZZELLA DESIGN GROUP, INC.  
3841 WASHINGTON STREET  
BOSTON, MA 02131  
PH: 617-583-8282

**SOILS ENGINEER:**  
SLUWITT GEOTECHNICAL  
CONSULTANTS, INC.  
LEMINTON MA 02621  
PH: 781-274-6623

**STRUCTURAL ENGINEER:**  
ROOPE & GUARACCINO, LLC  
SPENGLERLE MA 02144  
PH: 617-628-1700

**CONTRACTOR:**  
CONSTRUCTION MANAGERS &  
DEVELOPERS  
154 BROADWAY  
BOSTON, MA 02114  
PH: 617-592-4900

**30NINE SURVEYING**  
15 MIDCOST 2013



TYPICAL FLOOR PLAN 1/8" = 1'-0" (7,150 SF per floor)

SITE INFORMATION TAKEN FROM  
SITE PLAN OF LAND BY BOSTON SURVEY, INC  
DATED JANUARY 2013



NO.	DATE	DESCRIPTION
1	1.24.13	CONCEPT DEVELOPMENT
2	1.24.13	PERFORM AND CORRECT PER

**RESIDENCES @**  
70 BREMEN ST.  
EAST BOSTON MA

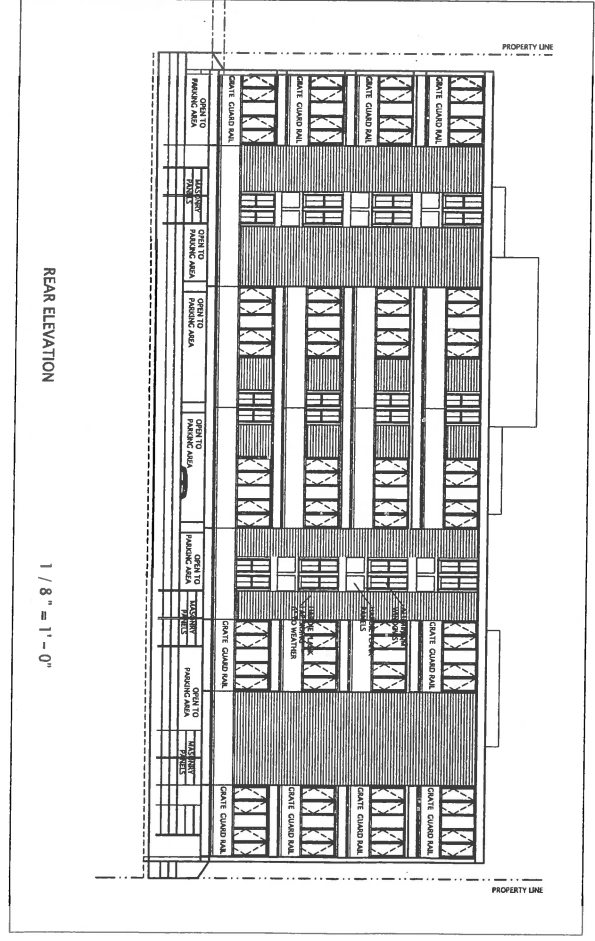
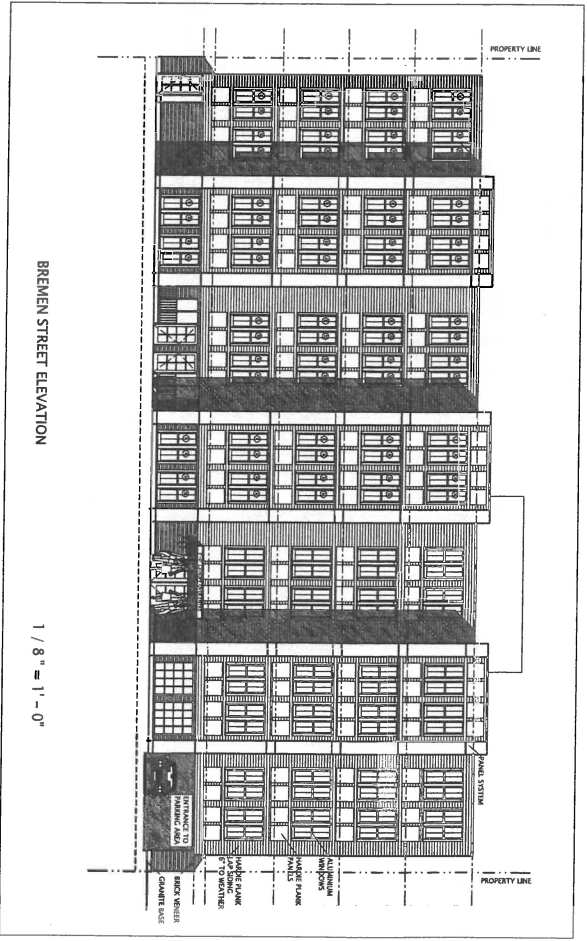
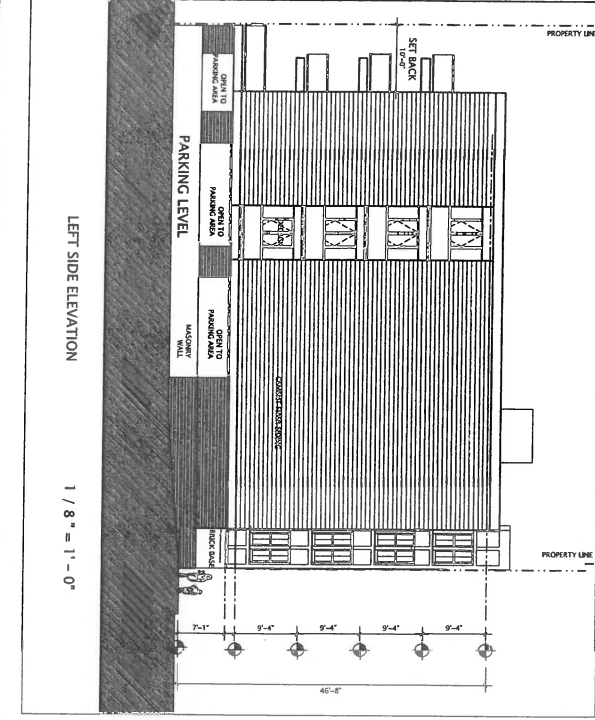
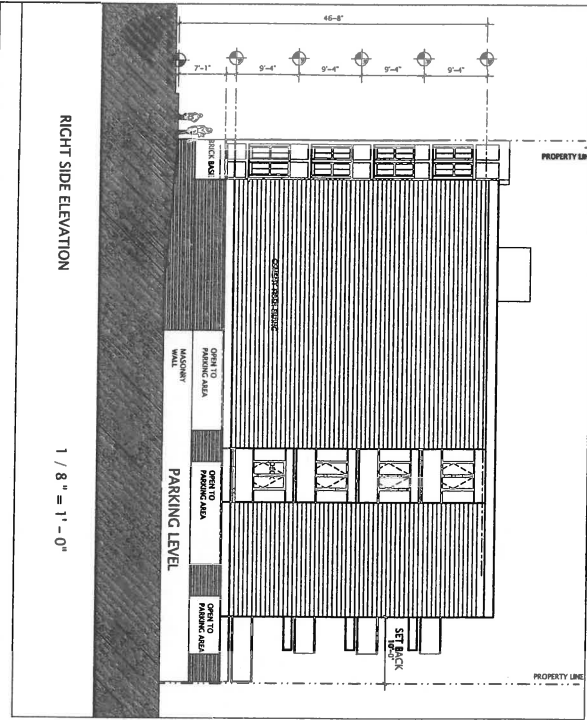
DATE: 1.24.13  
DRAWN: CDR  
CHECKED: CDR  
PROJECT: 1200

TYPICAL FLOOR  
PLAN 1/8" = 1'-0"

**A1.2**







**PISANI + ASSOCIATES**  
 ARCHITECTS

314 CONGRESS STREET  
 8TH FLOOR  
 BOSTON, MA 02114  
 TEL: 617-542-0000  
 FAX: 617-542-0001  
 WWW.PISANI-ARCHITECTS.COM

**OWNER**  
 70 BREMEN LLC  
 340 Chelsea Street  
 EAST BOSTON MA 02128

**OWNER'S CONSULTANTS:**  
 SURVEYOR  
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 CHARLESTOWN MA 02129  
 TEL: 617-542-1313

**CIVIL ENGINEER**  
 VOZZELLA DESIGN GROUP, INC.  
 3841 WASHINGTON STREET  
 BOSTON MA 02118  
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**SOILS ENGINEER**  
 SOILS GEOTECHNICAL  
 17 WALTHAM STREET  
 LEXINGTON MA 02421  
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 BRONE & GUARASCINO, LLC  
 48 GROVE STREET  
 SOMERVILLE MA 02144  
 TEL: 617-628-1700

**CONTRACTOR**  
 CONSTRUCTION MANAGERS &  
 OVERSEERS  
 SOMERVILLE MA 02145  
 TEL: 617-592-4900

**ZONING SUBMISSION**  
 17 AUGUST 2013

NO.	DATE	DESCRIPTION
1	11/20/13	PROVISIONAL PERMITS
2	12/10/13	PERMITS

**RESIDENCES @**  
**70 BREMEN ST.**  
**EAST BOSTON MA**  
 PROJECT 13-200

**ELEVATIONS**  
 1/8" = 1'-0"

**A4.1**

DATE: 08/08/13  
 DRAWN: GSK/CD  
 CHECKED: GSK/CD

DATE: 08/08/13  
 DRAWN: GSK/CD  
 CHECKED: GSK/CD

DATE: 08/08/13  
 DRAWN: GSK/CD  
 CHECKED: GSK/CD

**70 Bremen Street**

East Boston, Massachusetts

**APPENDIX B**

Permitting Application and Appeals

2531

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.



Thomas M. Menino  
Mayor

**Appeal Must Be Typed**



1950<sup>00</sup>

Boston, Massachusetts February 24, 20 14

To the Board of Appeal in the Inspectional Services Department of the City of Boston:

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

of the lot at 70 Bremen 1 East Boston / 3F-2000  
number street ward district

hereby appeal(s) under St. 1956, c. 665, s. 8, to the Board of Appeal in the Inspectional Services Department of the City of Boston the action taken by the Inspectional Services Commissioner as outlined in the attached refusal letter.

**DESCRIBE IN DETAIL THE REASON(S) FOR THIS APPEAL**

The appeal seeks permission to erect a five (5) story multi-unit building with thirty-four (34) apartments with one (1) commercial unit retail/professional office space and thirty (30) interior parking spaces.

**STATE REASONS FOR THIS PROPOSAL**

Allowance of the within appeal will enable the Appellant to revitalize a currently unused location with a new residential building that bring new residents to the area and provide a new residential building at the location.

**PROVIDE REASONS WHY BOARD SHOULD GRANT RELIEF**

Appellant submits that the Board should grant the requested relief, as this appeal seeks to reasonably construct a new building at the premises, replacing a currently unused lot. The proposed project will help to accommodate the large demand for housing within the Boston community while enhancing an unused site in the neighborhood.

**COMMENTS**

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

OWNER 70 Bremen, LLC  
AUTHORIZED AGENT Karen D. Simao, Esq.  
ADDRESS McDermott, Quilty & Miller LLP  
131 Oliver Street, 5th Floor  
Boston, Massachusetts 02110  
TELEPHONE (617) 946-4600  
FAX (617) 946-4624





Thomas M. Menino  
Mayor

## Boston Inspectional Services Department Planning and Zoning Division

Gary P. Moccia  
Inspector of buildings

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

### Zoning Refusal Letter

Jeff Drago  
62B Commercial Wharf East  
Boston, ma 02110

Feb 24, 2014  
(TV Revision)

**Re: Application No.** ERT280574  
**Date Filed:** 8/28/13  
**Location:** 70 Bremen St.  
**Ward:** 01  
**Purpose:** Erect a 5 story multi-unit building with 34 apartments with small shell for retail/professional office space and 30 interior parking spaces

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:

**ZONE:** East Boston  
**SUB-DISTRICT:** 3F-2000

Article 53 Sec. 09	Dimensional Regulations in a Residential Sub-District	Insufficient additional lot area for # of units proposed
Article 53 Sec. 08	Forbidden Use	Professional office forbidden in Zone
Article 53 Sec. 08	Forbidden Use	Retail Store forbidden in Zone
Article 53 Sec. 09**	Floor area ratio	FAR exceeded
Article 53 Sec. 12	Height Excessive	Height exceeded
Article 53 Sec. 9***	# of stories Exceeded	Proposed structure is over 3 stories
Article 53 Sec. 56	Off-street parking/loading insufficient	Parking Insufficient
Article 53 Sec. 54	Screening and Buffering	Insufficient space
Article 53 Sec. 08	Forbidden Use	MFR forbidden in a 3f zone
Article 53 Sec. 09	Dimensional Regulations in a Residential Sub-District	Insufficient front yard
Article 53 Sec. 09	Dimensional Regulations in a Residential Sub-District	Insufficient rear yard
Article 53 Sec. 09	Dimensional Regulations in a Residential Sub-District	Insufficient open space
Article 53 Sec. 56(5)	Maneuverability	Insufficient space
Article 80 Sec. 80E-2	Small Project Review	Project consists of more than 15 Units

Note: This refusal letter is pertinent only to the City of Boston's Zoning ordinances and assumes no liabilities to any other jurisdictional departments or agency requirements. Pending the ZBA decision, all other building code review documents shall be required.

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. COMMUNITY PARTICIPATION IS AN INTEGRAL PART OF THE BOARD OF APPEAL PROCESS. WE STRONGLY SUGGEST THAT YOU READ THE ENCLOSED MATERIAL AND YOU MUST CONTACT THE MAYOR'S OFFICE OF NEIGHBORHOOD SERVICES AT 617-635-3485 TO ENSURE THAT YOU TAKE THE NECESSARY STEPS TO ENSURE ANY REQUIRED COMMUNITY PARTICIPATION IN THE BOARD OF APPEAL PROCESS FOR YOUR APPLICATION.

*Frank D'Amato* 2-24-14

Francesco D'Amato  
ASSOCIATE ENGINEER  
For the Commissioner  
617-961-3265

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