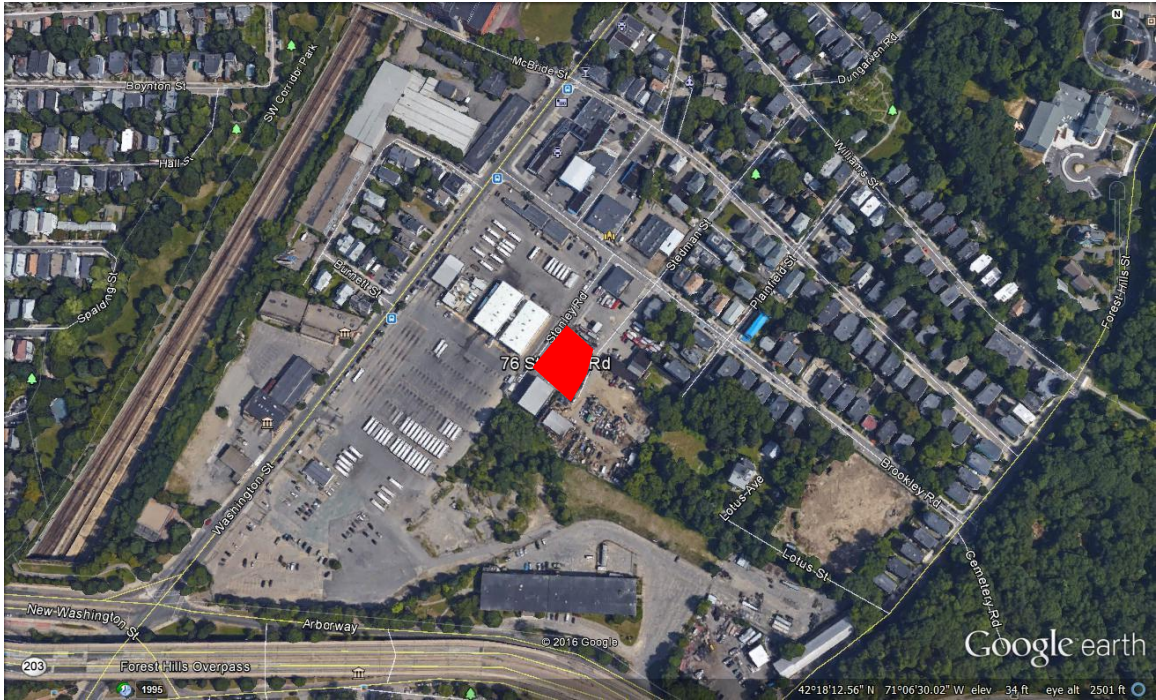


**Boston Redevelopment Authority  
Article 80 Small Project Review Submittal for  
Proposed Residential Building  
76 Stonley Road  
Jamaica Plain, Massachusetts**



**Architect:**  
**Lucio Trabucco**  
**Nunes Trabucco Architects**  
109 Highland Avenue  
Needham, MA 02482  
Tel: 781-455-9980  
Fax: 781-444-6219

**76 Stonley Road**  
Jamaica Plain, Massachusetts

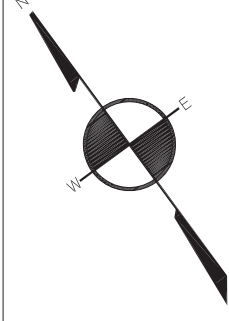


**Location Site Map**

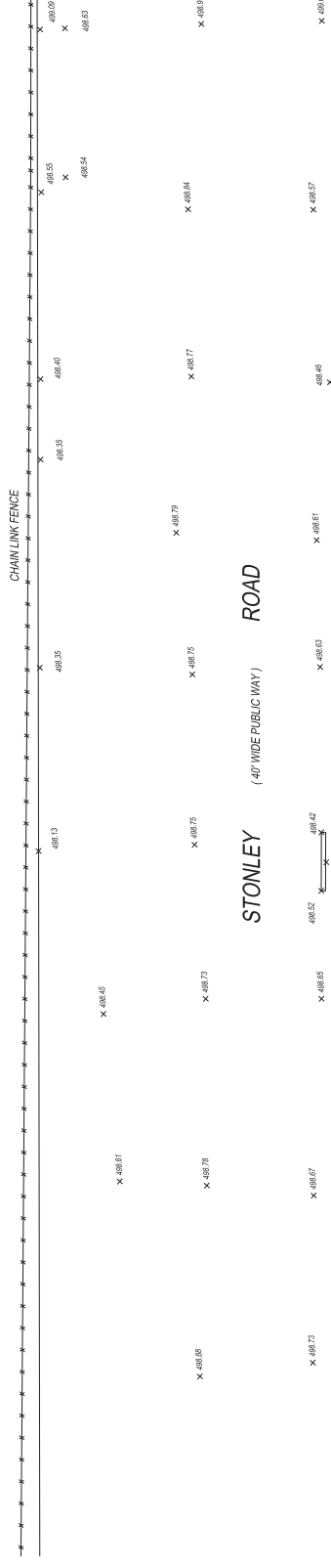
I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF MARCH 31, 2015 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE "X" (AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN).  
COMMUNITY-PANEL #2522C01086G  
EFFECTIVE DATE: SEPTEMBER 25, 2009

**NOTES:**  
 PARCEL ID: 1102670000  
 1102704000  
 ZONING: JAMAICA PLAIN  
 DISTRICT: LI  
 SUB-DISTRICT: NONE  
 OVERLAYS:  
 DATUM: ASSUMED (500')  
 BENCHMARK: 7777

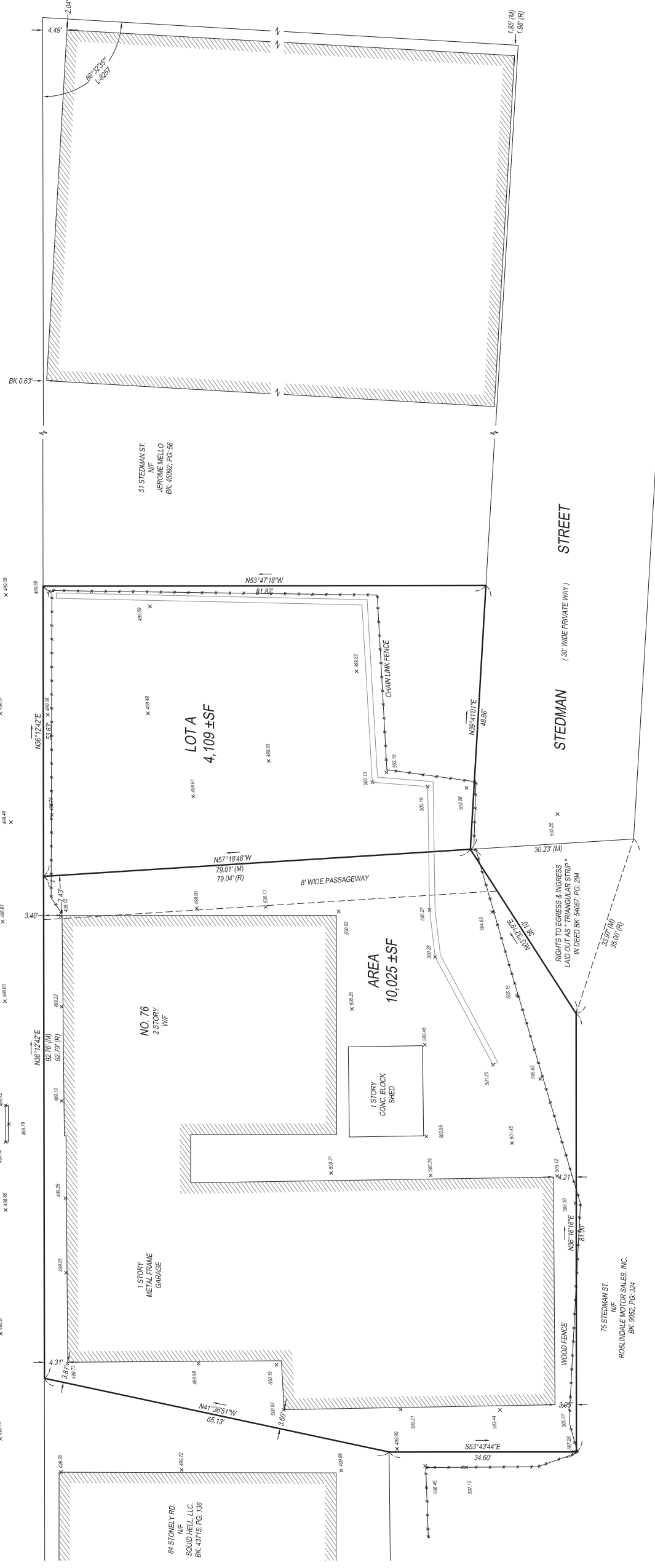


CHAINLINK FENCE



STONLEY ROAD (40' WIDE PUBLIC WAY)

BROOKLEY ROAD (40' WIDE PUBLIC WAY)



**LEGEND:**

- BWSC HANDHOLE
- ⊙ CATCH BASIN
- ⊖ DRAIN MANHOLE
- ⊕ ELECTRIC MANHOLE
- ⊗ ELECTRIC HANDHOLE
- ⊘ GAS GATE
- ⊙ HYDRANT
- ⊕ LIGHT POLE
- ⊖ SEWER MANHOLE
- ⊕ UTILITY POLE
- ⊖ WATER GATE
- ⊗ BOTTOM BELL
- ⊕ DRILL HOLE
- ⊖ FOUND
- ⊕ INVERT
- ⊖ MAPLE
- ⊕ OAK
- ⊖ RIM
- ⊕ STONE ROUND
- ⊖ VGC

DRAFTSMAN: RAP REVIEWED BY: GCC

ADDED TOPO 03/31/15

**REFERENCES:**  
 DEED: BK 54067; PG 293  
 PLAN: BK 7635; PG 549  
 BK 4318; PG 555  
 BK 1924; PG 326  
 BK 1382; PG 42  
 #273 OF 2009  
 33170-A

CITY LAYOUT/ ACCEPTANCE  
 L-8257; STONLEY ROAD  
 L-6192; BROOKLEY ROAD

**SITE PLAN OF LAND**  
 LOCATED AT  
**76 STONLEY ROAD**  
**JAMAICA PLAIN, MA**

**PREPARED FOR:**  
 58 TO 76 STONLEY ROAD, LLC  
 50 EDGEWATER DRIVE  
 DOVER, MA 02030



FILE #15-00280  
 JOB #15-00280  
 FILE #15-00280 - SITE PLAN.dwg

SCALE: 1 INCH = 10 FEET

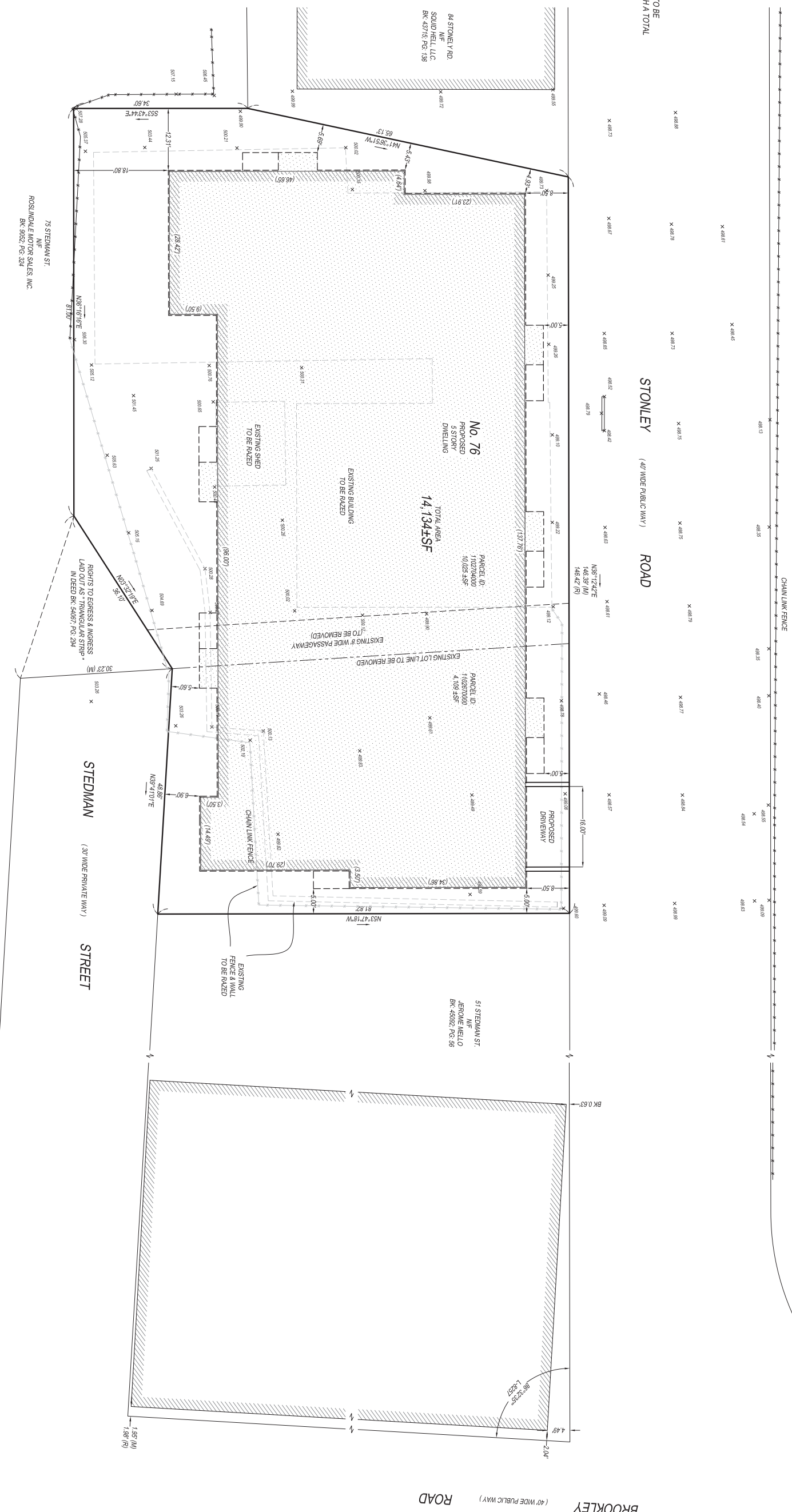
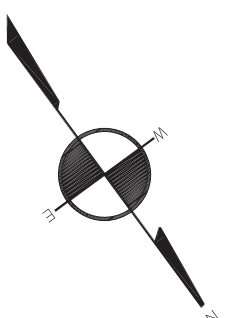


I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF MARCH 31, 2015 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE "X" (AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) COMMUNITY-PANEL #202500086G EFFECTIVE DATE: SEPTEMBER 25, 2009

**NOTES:**  
 PARCEL ID: 110267000  
 1102704000  
 ZONING: JAMAICA PLAIN  
 DISTRICT: L  
 SUB-DISTRICT: NONE  
 OVERLAYS: NONE  
 DATUM: ASSUMED (500')

PARCEL ID(S) 110267000 & 1102704000 ARE TO BE CONSOLIDATED INTO ONE TAX PARCEL WITH A TOTAL AREA OF 14,134±SF



**LEGEND:**

- BWSG HANDHOLE
- CATCH BASIN
- DRAIN MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ GAS GATE
- ⊙ HYDRANT
- ⊙ LIGHT POLE
- ⊙ SEWER MANHOLE
- ⊙ UTILITY POLE
- ⊙ WATER GATE
- ⊙ BOTTOM GATE
- ⊙ DRILL HOLE
- ⊙ FOUND
- ⊙ INVERT
- ⊙ MAPLE
- ⊙ M
- ⊙ O
- ⊙ OAK
- ⊙ R
- ⊙ RIM
- ⊙ SB
- ⊙ STONE BOUND
- ⊙ VGC
- ⊙ VERTICAL GRANITE CURB

DRAFTSMAN: RAP REVIEWED BY: GCC

ADDED TOPO 03/31/15

**REFERENCES:**

DEED: BK 54067, PG 293  
 PLAN: BK 7835, PG 549  
 BK 4318, PG 555  
 BK 1924, PG 326  
 BK 1382, PG 42  
 #273 OF 2009

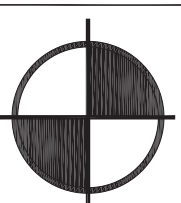
CITY LAYOUT ACCEPTANCE  
 L-8257;  
 L-6192;  
 STONLEY ROAD  
 BROOKLEY ROAD

**SITE PLAN OF LAND**

SHOWING LOT CONSOLIDATION AND PROPOSED CONDITIONS AT  
 76 STONLEY ROAD  
 JAMAICA PLAN, MA

**PREPARED FOR:**

58 TO 76 STONLEY ROAD, LLC  
 50 EDGEWATER DRIVE  
 DOVER, MA 02030



**BOSTON SURVEY, INC.**  
 UNIT C-4 SHIPMAVS PLACE  
 CHARLESTOWN, MA 02129  
 (617) 242-1313  
 www.bostonsurvey.com



JOB #15-00280

FILE #15-00280 - SITE PLAN.dwg

SCALE: 1 INCH = 10 FEET

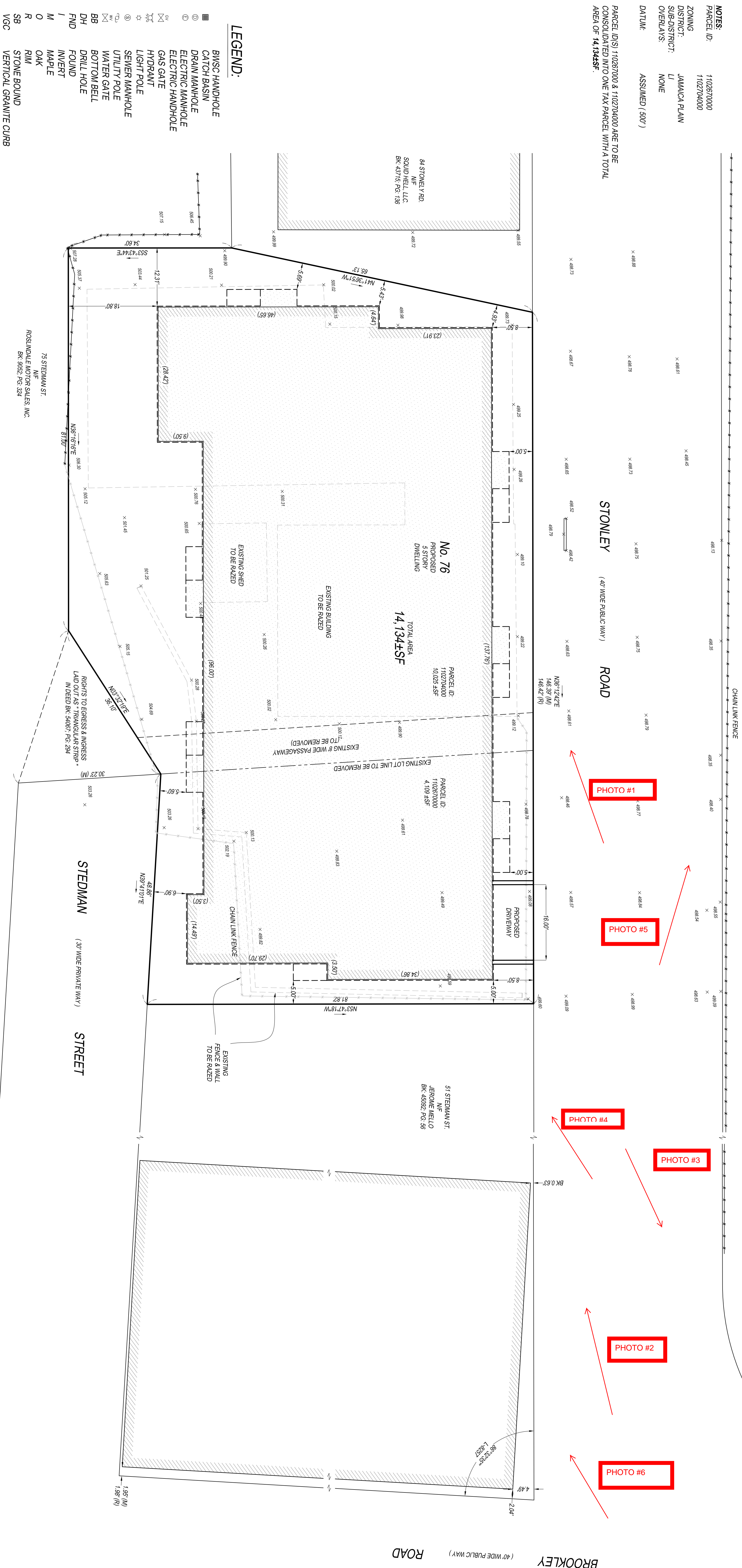
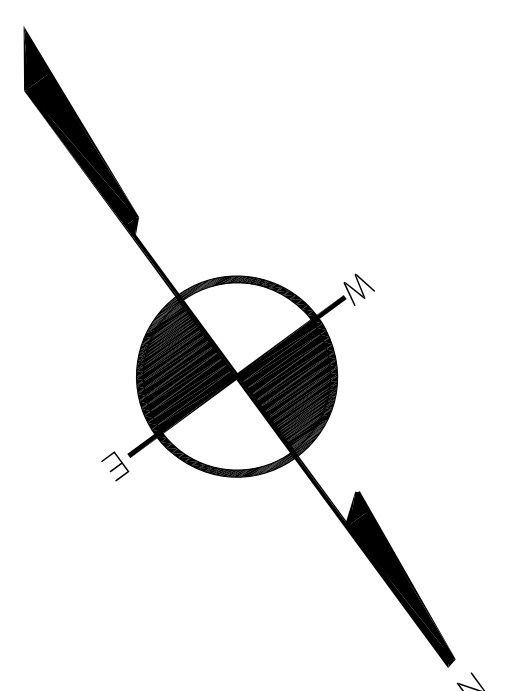


I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF MARCH 31, 2015 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE "X" (AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN). COMMUNITY PANEL #302000886 EFFECTIVE DATE: SEPTEMBER 29, 2009

**NOTES:**  
 PARCEL ID: 1102670000  
 1102704000  
 ZONING: JAMAICA PLAN  
 DISTRICT: LI  
 SUB-DISTRICT: NONE  
 OVERLAYS: NONE  
 DATUM: ASSUMED (500')

PARCELS 101, 102, 200 & 1102704000 ARE TO BE CONSOLIDATED INTO ONE TAX PARCEL WITH A TOTAL AREA OF **14,134.55 SF**.



**LEGEND:**

- BWSC HANDHOLE
- CATCH BASIN
- DRAIN MANHOLE
- ELECTRIC MANHOLE
- ELECTRIC HANDHOLE
- GAS GATE
- HYDRANT
- LIGHT POLE
- SEWER MANHOLE
- UTILITY POLE
- WATER GATE
- BOTTON BELL
- DRILL HOLE
- FOUND
- INVERT
- M MAPLE
- O OAK
- R RIM
- SB STONE BOUND
- VGC VERTICAL GRANITE CURB

DRAFTSMAN: RAP REVIEWED BY: GCC  
 ADDED TOPO 03/31/15

SCALE: 1 INCH = 10 FEET

**REFERENCES:**

- DEED: BK 54067, PG 293
- PLAN: BK 7635, PG 549
- BK 4318, PG 555
- BK 1924, PG 326
- BK 1382, PG 42
- #273 OF 2009
- 33170-A

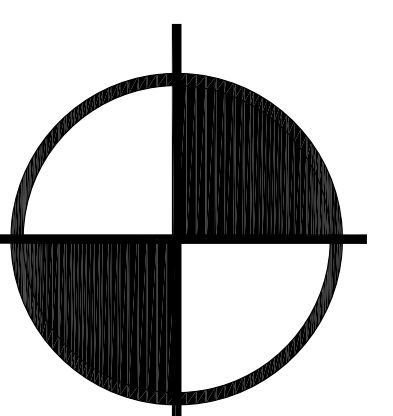
CITY LAYOUT/ACCEPTANCE  
 L-8257: STONLEY ROAD  
 L-6192: BROOKLEY ROAD

**SITE PLAN OF LAND**

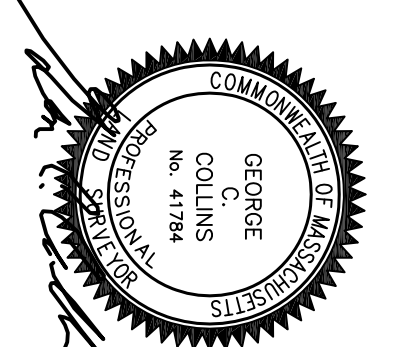
SHOWING LOT CONSOLIDATION AND PROPOSED CONDITIONS AT  
 76 STONLEY ROAD  
 JAMAICA PLAN, MA

**PREPARED FOR:**

56 TO 76 STONLEY ROAD, LLC  
 50 EDGEWATER DRIVE  
 DOVER, MA 02030



**BOSTON SURVEY, INC.**  
 UNIT C-4 SHIPWAS PLACE  
 CHARLESTOWN, MA 02129  
 (617) 242-1313  
 WWW.BOSTONSURVEYINC.COM



JOB #15-00280

FILE #15-00280 - SITE PLAN.dwg

**76 Stonley Road Jamaica Plain, MA**

**Neighborhood Photographs (Current Conditions)**



**76 Stonley Road, Jamaica Plain, MA**

**Neighborhood Photographs (Current Conditions)**



**76 Stonley Road Jamaica Plain, MA**

**Neighborhood Photographs (Current Conditions)**





**74 Stonley Road Jamaica Plain, MA**

**Neighborhood Photographs (Current Conditions)**



## 76 Stonley Road Jamaica Plain, MA

### Neighborhood Photographs (Current Conditions)





## Table of Contents

<b>TABLE OF CONTENTS</b>	Page 2
LETTER OF TRANSMITTAL and PROJECT NOTIFICATION FORM	Page 3
PROJECT TEAM	Page 5
PROJECT DESCRIPTION/UNIT MIX	Page 6
NEIGHBORHOOD CONTEXT	Page 9
PUBLIC BENEFITS: JOB CREATIONS and AFFORDABLE HOUSING	Page 9
TRAFFIC, PARKING and VEHICULAR and AFFORDABLE HOUSING	Page 10
SITE LOCATION MAP	Page 11
EXISTING SITE PLANS	Page 12
PROPOSED SITE PLAN	Page 13
SITE PLAN REFERENCING EXISTING SITE PHOTOS	Page 14
NEIGHBORHOOD PHOTOGRAPHS	Page 15
ZONING ANALYSIS	Page 21
ANTICIPATED PERMITS AND FURTHER PUBLIC REVIEW	Page 22
APPENDIX "A": Architectural Plans and Elevations	Page 23
APPENDIX "B": Permitting Applications and Appeals	Page 25
APPENDIX "C": Notice of Intent to File PNF	Page 27

**76 Stonley Road Jamaica Plain, MA**

**Neighborhood Photographs (Current Conditions)**





**76 Stonley Road**  
 Jamaica Plain, Massachusetts

**Zoning Analysis**

**Lot area: 14,134 s.f.**

Boston Zoning By Laws:

District: Jamaica Plain Neighborhood District  
 Zone: LI Local Industrial Sub-district

Building Use: Multi-Family (Forbidden) \*

Article 55 Jamaica Plain Neighborhood District (Map C):

Criteria	Required	Proposed Lot
<b>Table "H"</b>		
FAR.:	1.0 (14,134 s.f.)	2.89 (40,940 s.f.) *
Max. Building Height	35'-0"	56'-0"(Average)* Along Stonley Road 41'-0" (Average) Along Stedman Street 14,134 SF
Min. Lot Size	None	
Min. Lot Area/Dwelling Unit	None	
Minimum Usable Open Space		-----
Per Dwelling Unit	50 (1,600 s.f.)	254 (8,101s.f.)
Minimum Lot Width	None	None
Minimum Lot Frontage	None	None
Minimum Front Yard	None	Street Wall Continuity
Minimum Side Yard	None	None
Minimum Rear Yard	20'-0"	8'-5" *

Parking Summary:  
 Multi-Family 10+ Units:

Zoning Multi-Family = 1.5 spaces/dwelling unit

50% of parking space can be Compact

Parking stalls sizes:

Regular: 8'-6" x 20'-0"

Compact: 7'-0" x 18'-0"

Total Parking Required = 46.5 spaces

Total Parking Provided = 23 spaces of which 8 spaces are compact \*

\* A variance is required from the Boston Zoning Code with regard to Parking.

# 76 Stonley Road

Jamaica Plain, Massachusetts

## Anticipated Permits and Further Public Review

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, however, the project team conducted extensive preliminary outreach with local elected and appointed officials, made presentations to the relevant neighborhood groups also discussed the proposed project with area residents, and business Owners. This application includes the input from the preliminary outreach process including, specifically, the exterior wall material as well as the façade along Stonley Road.

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

<b>AGENCY</b>		<b>APPROVAL</b>	
<b>City</b>	Boston Redevelopment Authority	◆	Article 80 Small Project Review Application
	Boston Public Works Department	◆	Sidewalk improvements
	Boston Water & Sewer Commission	◆	Site Plan approval for water and Sewer connections
	Zoning Board of Appeals	◆	Variances
	Inspectional Services Department	◆	Review/Compliance State Building Code

# 76 Stonley Road

Jamaica Plain, Massachusetts

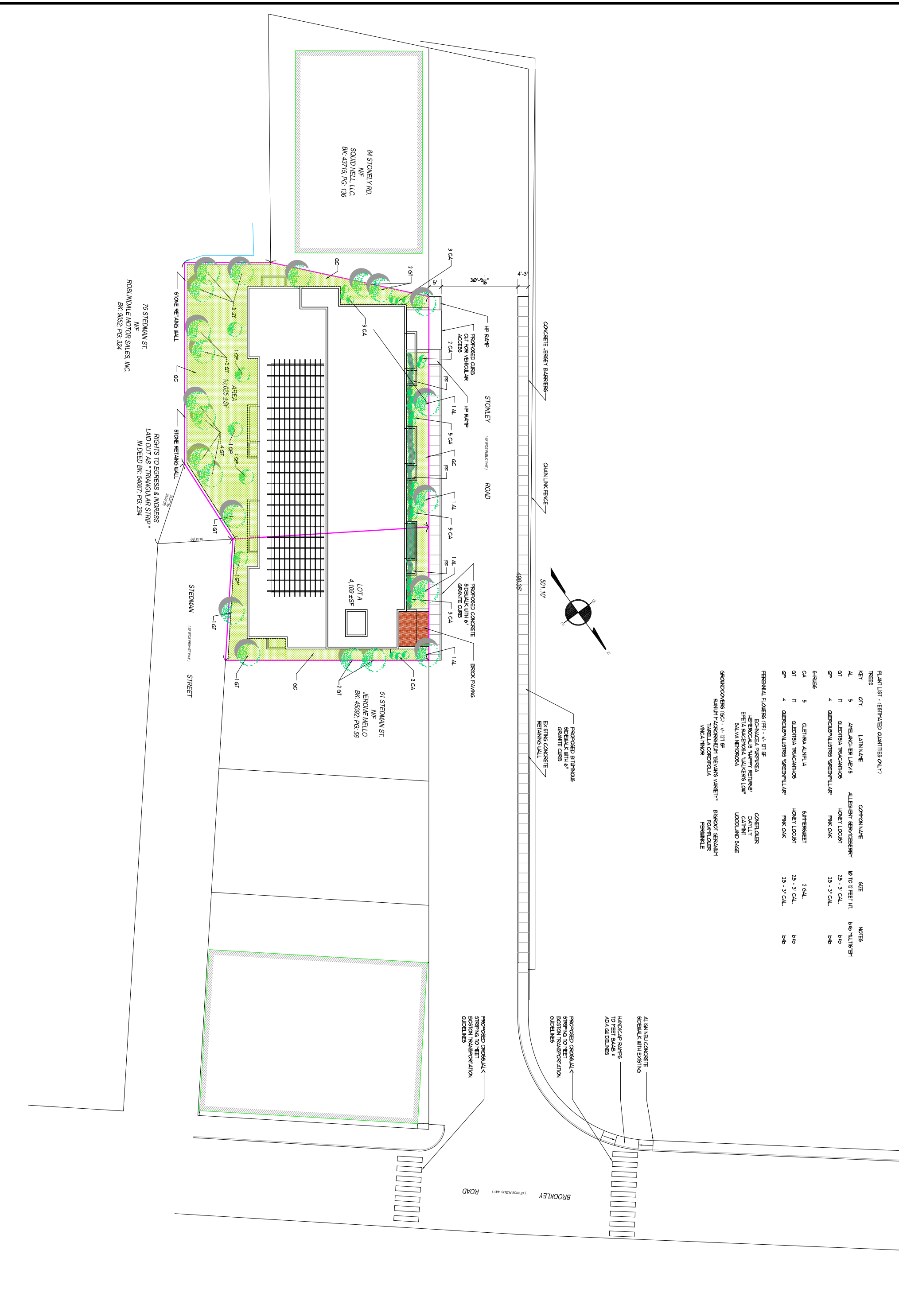
## Appendix A: Site Plans, Architectural Plans and Elevations

### Architectural Narrative:

- New building is a four/five story residential use building, with parking below semi interred at lower level that replaces an existing one story building which has been utilize as industrial use .
- New building design is complementary of the existing residential clapboard cladding buildings and fits within the neighborhood setting and the Jamaica Plain vernacular.
- New building is steel framed structure with concrete floor at first level, wood frame for floors above with clapboard and cementitious panel cladding.
- Semi interred level: Approximately 9,015 g.s.f. which consisting of parking spaces, mechanical space, garbage room, bike rack stairs, mechanical area and elevator.
- First, Second, Third, and Fourth Floors are approximately 9,015 g.s.f. Fifth floor 4,880 g.s.f. each consisting of 5, one bedroom units, twenty three, two bedroom units and two three bedroom residential units and circulation area.
- Building Façade treatment is as follows:
  - Semi Interred Level: Stone veneer on waterproofed concrete foundation walls.
  - First four levels: 7" exposure clapboard cladding, 1 ½" rigid insulation air barrier, ½" exterior sheathing, cavity insulation on 2x6 wood stud framing. Proposed clapboards matches building materials in the neighborhood.
  - Upper level: 5" exposure clapboard cladding, 1 ½" rigid insulation air barrier, ½" exterior sheathing, cavity insulation on 2x6 wood stud framing. Proposed clapboards matches building materials in the neighborhood.
  - Bays: Cementitious panels 1 ½" rigid insulation air barrier, ½" exterior sheathing, cavity insulation on 2x6 wood stud framing.
  - Insulated fiberglass double/hung windows with a "U" value of .30
  - Pre-finished Aluminum ornamental eave trim on parapet to cap building façade.
  - Main entry area: will be emphasized with metal structural canopy and Storefront glazed units.
  - Building main entryway will be off Stonley Road opposite Brookley Road and the vehicular entrance at opposite side of the main entryway.



- Height of building will be approximately 56'-0" complementing proposed adjacent neighborhood structures as envisioned by BRA proposed area studies.
- Dumpster will be located at the parking level in an enclosed closet.



PLANT LIST - (ESTIMATED QUANTITIES ONLY)

TREES	KEY	QTY.	LATIN NAME	COMMON NAME	SIZE	NOTES
	AL	5	ABELIA SCHERERIANA	ABELIA	10 TO 12 FEET HT.	b4b MULTISEASON
	GT	11	GLEDITSIA TRIACANTHOS	HONEY LOCUST	25 - 3' CAL.	b4b
	QP	4	QUERCUS PALUSTRIS 'GREENPILLAR'	PINK OAK	25 - 3' CAL.	b4b
	SHRB	5	CEREUS ALPINUS	SUPERSLEET	2 GAL.	b4b
	GT	11	GLEDITSIA TRIACANTHOS	HONEY LOCUST	25 - 3' CAL.	b4b
	QP	4	QUERCUS PALUSTRIS 'GREENPILLAR'	PINK OAK	25 - 3' CAL.	b4b
PERENNIAL FLOWERS (FP) - 4' - 12" HT.						
			EQUISETACEAE PARVIFLORA	CONJUGER		
			HEPERICALIS 'HAPPY RETURNS'	DAYLILY		
			EPHEIA RACEMOSA 'WALKER'S LOW'	CATTAIL		
			SALVIA NEROSA	WOODLAND SAGE		
GROUNDCOVERS (GC) - 4' - 12" HT.						
			RANUNCULUS ACROBATIS 'BEAN'S VARIETY'	BEAR'S FOOT		
			RANUNCULUS ACROBATIS 'TARELLA COMPOLLA'	TARAXACUM		
			RANUNCULUS ACROBATIS 'VACATION'	VACATION		

84 STONLEY RD.  
N/F.  
SQUID HILL, LLC.  
BK: 43715, PG: 136

75 STEDMAN ST.  
N/F.  
ROSLINDALE MOTOR SALES, INC.  
BK: 9052, PG: 324

RIGHTS TO EGRESS & INGRESS  
LAID OUT AS "TRIANGULAR STRIP"  
IN DEED BK: 54067, PG: 294

51 STEDMAN ST.  
N/F.  
JEROME MELLO  
BK: 45092, PG: 56



1  
A2.2  
STONLEY STREET ELEVATION  
1/8" = 1'-0"

BROOKLYN ROAD  
STONLEY ROAD

NO.	REVISIONS
1	20 APRIL 16

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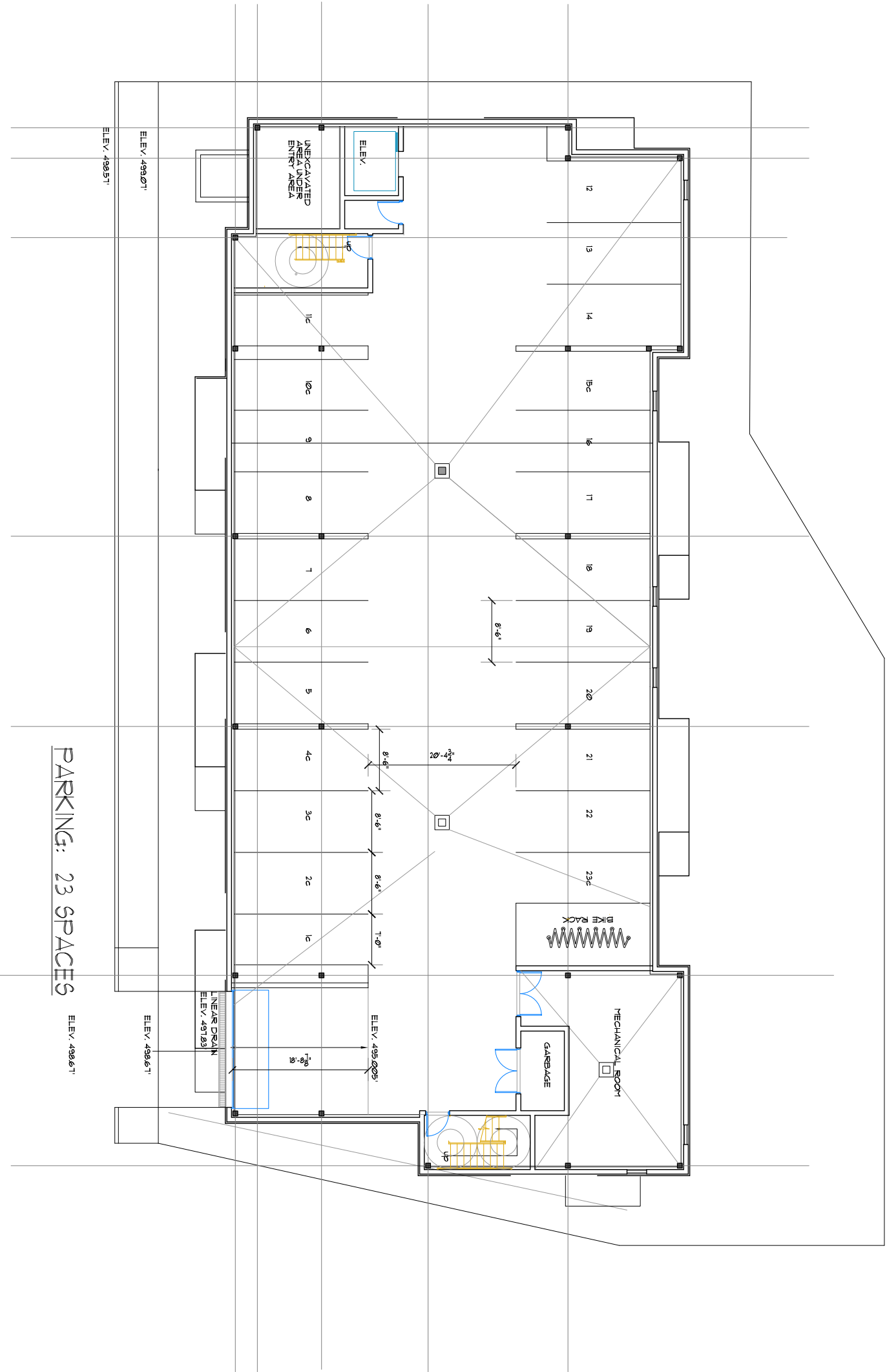
1508 STONLEY ROAD  
JAMAICA PLAIN

NUNES • TRABUCCO • ARCHITECTS  
315a Chestnut Street Needham, Massachusetts 02492  
781-450-9980 Fax 781-444-6219

BUILDING  
ELEVATIONS

DATE: 19/FEB/16  
SCALE: AS NOTED  
PROJECT NO: 0002

A2.2



1  
A1.0  
GARAGE FLOOR PLAN  
1/8" = 1'-0"

PARKING: 23 SPACES  
ELEV. 498.67'

NO.	REVISIONS
1	20 APRIL 16

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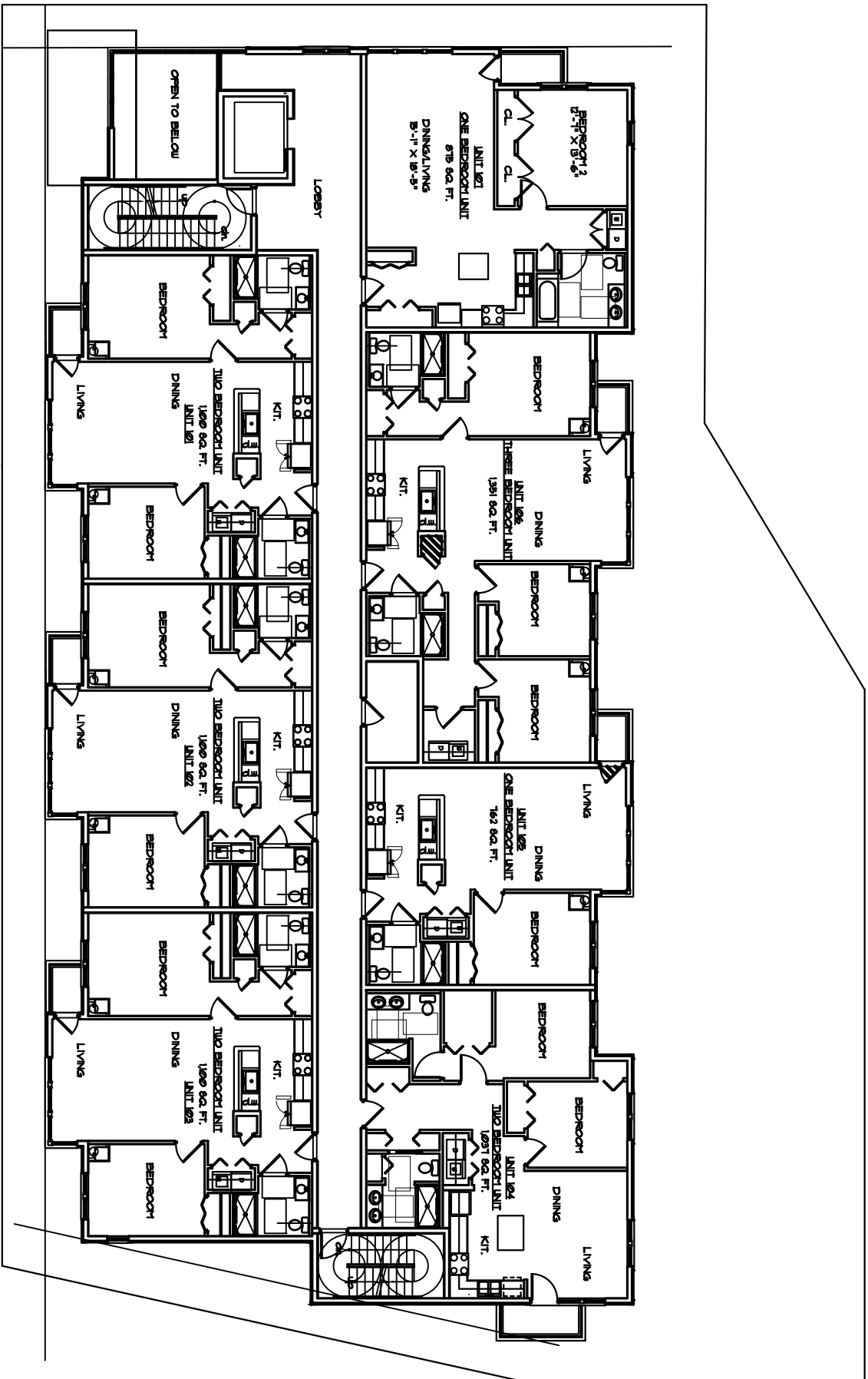
APARTMENT BUILDING  
76 STONLEY ROAD  
JAMAICA PLAIN

NUNES • TRABUCCO • ARCHITECTS  
315a Chestnut Street  
781-455-9980  
Needham, Massachusetts 02492  
fax 781-444-6219

PARKING  
LEVEL

TITLE  
DRAWN BY NTA  
CHECKED BY NTA  
DATE 19/FEB/16  
SCALE AS NOTED  
PROJECT NO. 1508

A1.0



1  
 A1.1  
 1/8" = 1'-0"  
**1ST FLOOR PLAN**

NO.	REVISIONS
1	20 APRIL 16

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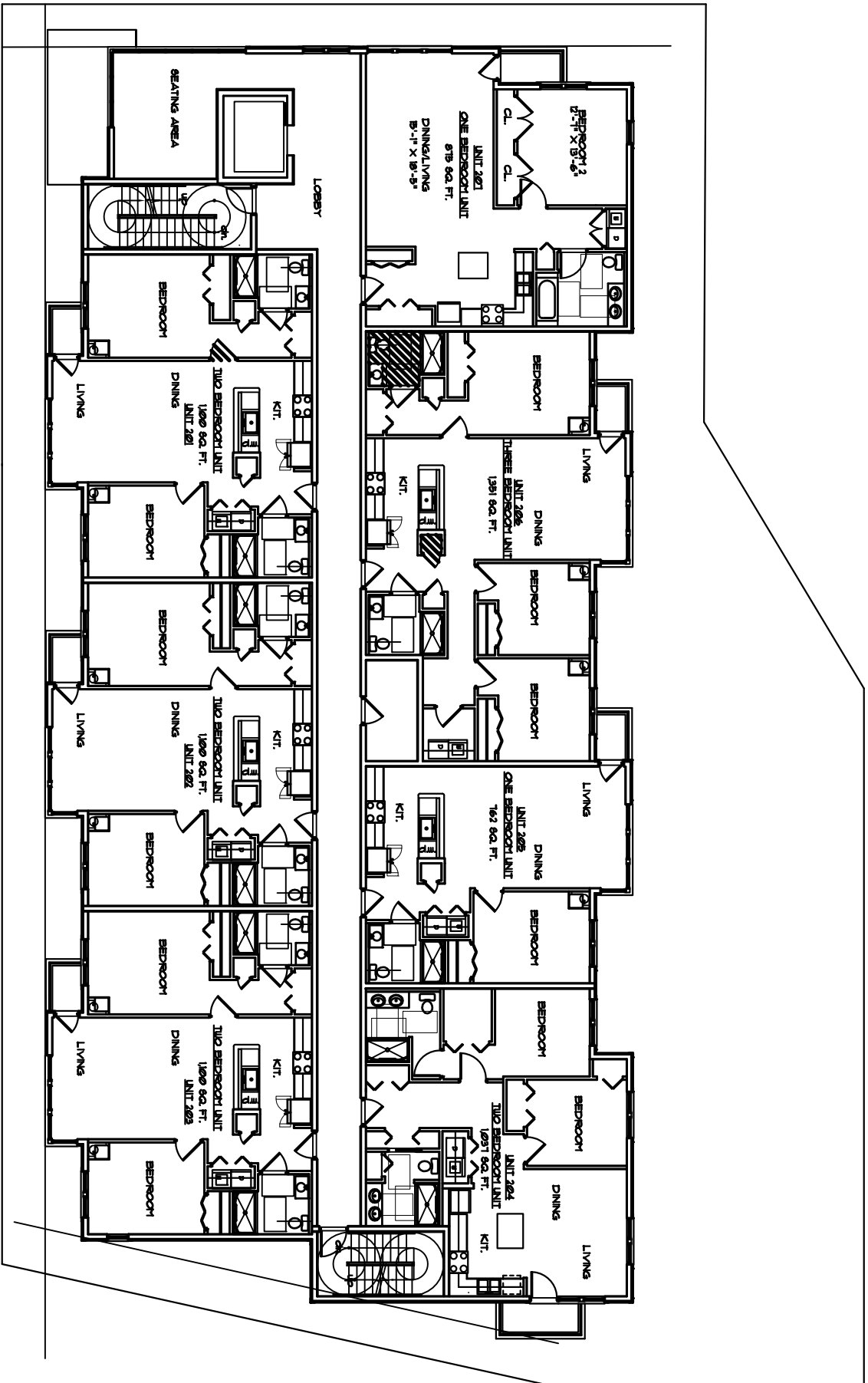
**APARTMENT BUILDING**  
**76 STONLEY ROAD**  
**JAMAICA PLAIN**

**NUNES • TRABUCCO • ARCHITECTS**  
 315a Chestnut Street  
 781-447-0200  
 Needham, Massachusetts 02462  
 Tel: 781-447-0200

**FLOOR PLAN**

DATE: 19/FEB/16  
 AS NOTED  
 1205

A1.1



1  
A1.2  
SECOND FLOOR PLAN  
1/8" = 1'-0"

NO.	REVISIONS
1	20 APRIL 16

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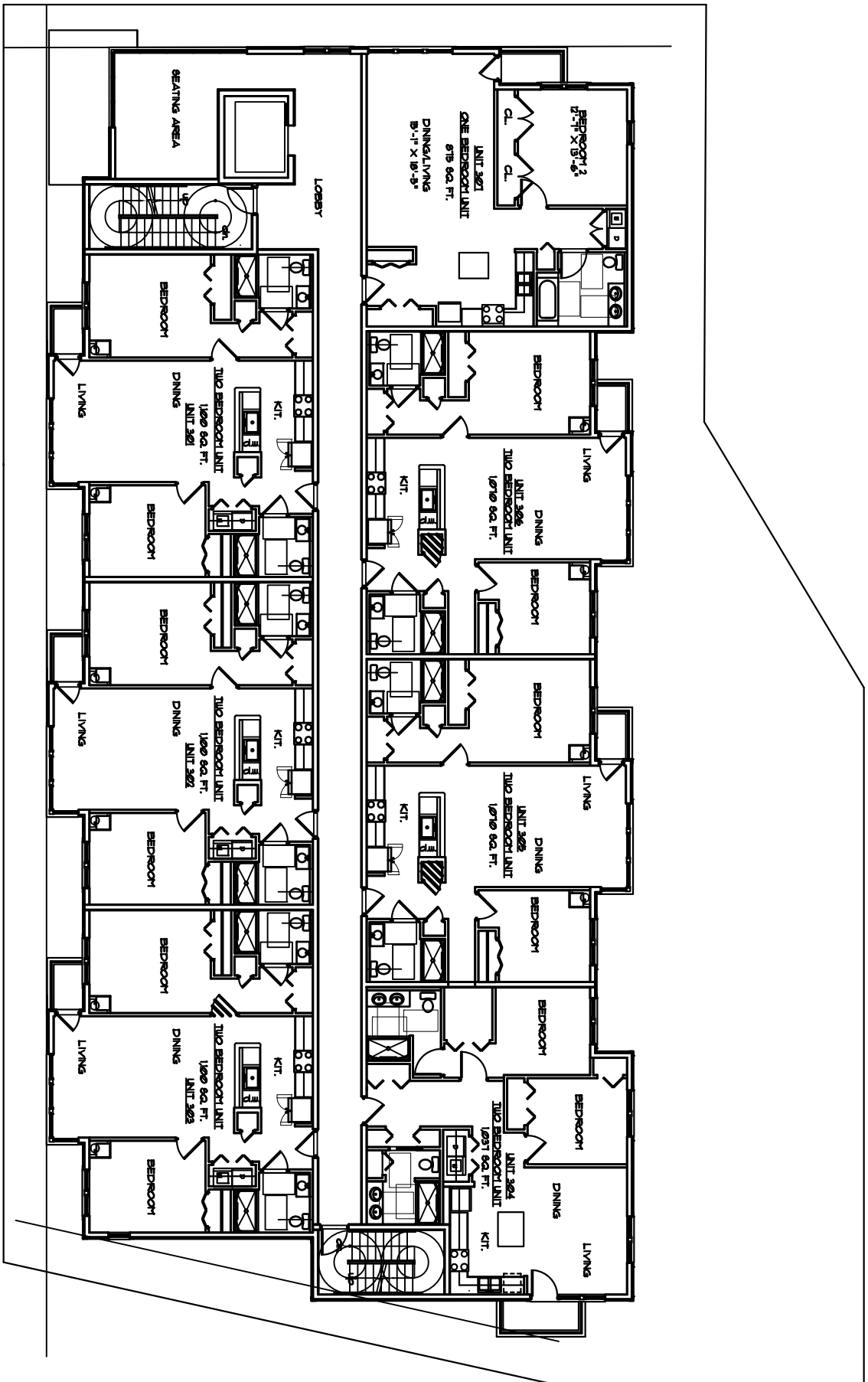
APARTMENT BUILDING  
76 STONLEY ROAD  
JAMAICA PLAIN

NUNES • TRABUCCO • ARCHITECTS  
315a Chestnut Street  
701-429-0222  
Needham, Massachusetts 02462  
Tel: 781-444-0222

FLOOR PLAN

DATE: 19/FEB/16  
SCALE: AS NOTED  
PROJECT NO.: 1502

A1.2



1  
 A1.3  
 THIRD FLOOR PLAN  
 1/8" = 1'-0"

DATE	19/FEB/16
BY	NTA
CHECKED	AS NOTED
PROJECT NO.	1502

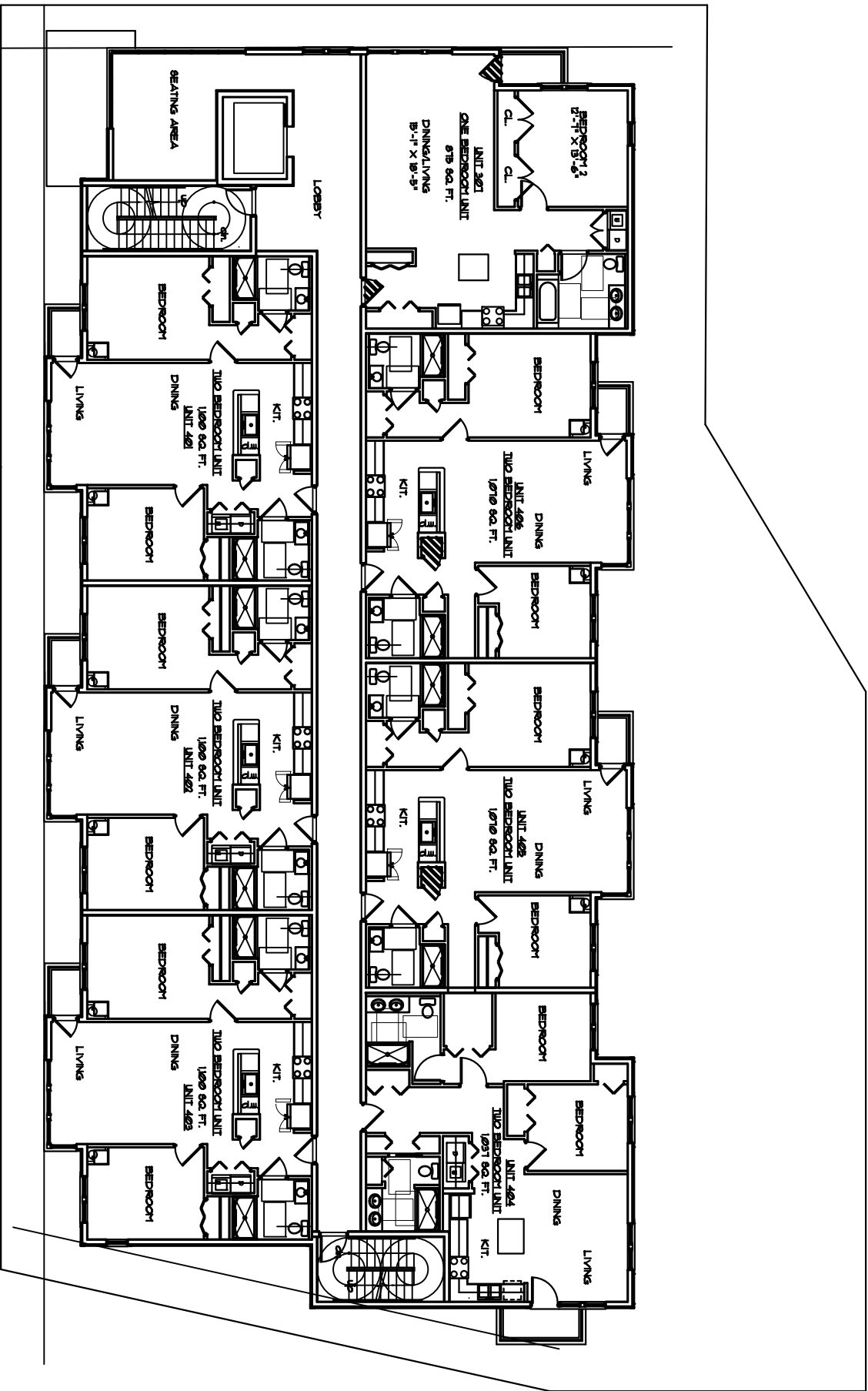
**FLOOR PLAN**

NUNES • TRABUCCO • ARCHITECTS  
 315a Chestnut Street  
 781-449-0200  
 Needham, Massachusetts 02462  
 Tel: 781-444-0200

1508 STONLEY ROAD  
 JAMAICA PLAIN

NO.	REVISIONS
1	20 APRIL 16

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1  
A1.4  
FOURTH FLOOR PLAN  
1/8" = 1'-0"

NO.	REVISIONS
1	20 APRIL 16

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APARTMENT BUILDING  
76 STONLEY ROAD  
JAMAICA PLAIN

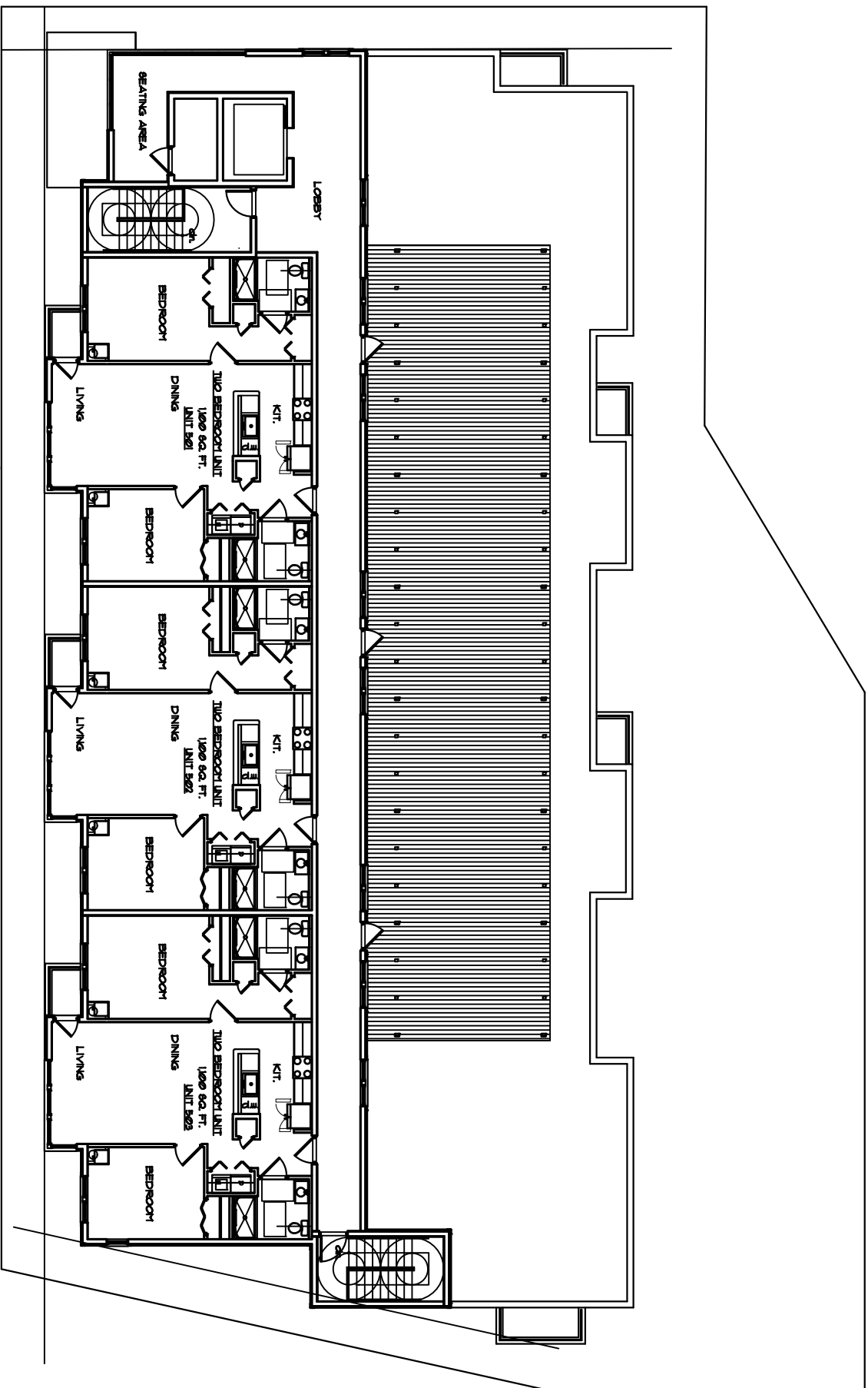
NUNES • TRABUCCO • ARCHITECTS  
315a Chestnut Street  
701-469-0200  
Needham, Massachusetts 02462  
Tel: 781-444-0200

FLOOR PLAN

DATE: 19/FEB/16  
AS NOTED  
PROJECT NO.: 1502

A1.4





1  
 A1.5  
 FIFTH/ROOF PLAN  
 1/8" = 1'-0"

DATE	19/FEB/16
BY	NTZ
PROJECT NO.	1502

FIFTH/ROOF PLAN

NUNES • TRABUCCO • ARCHITECTS  
 315a Chestnut Street  
 Boston, Massachusetts 02108  
 Tel: 781-444-8200

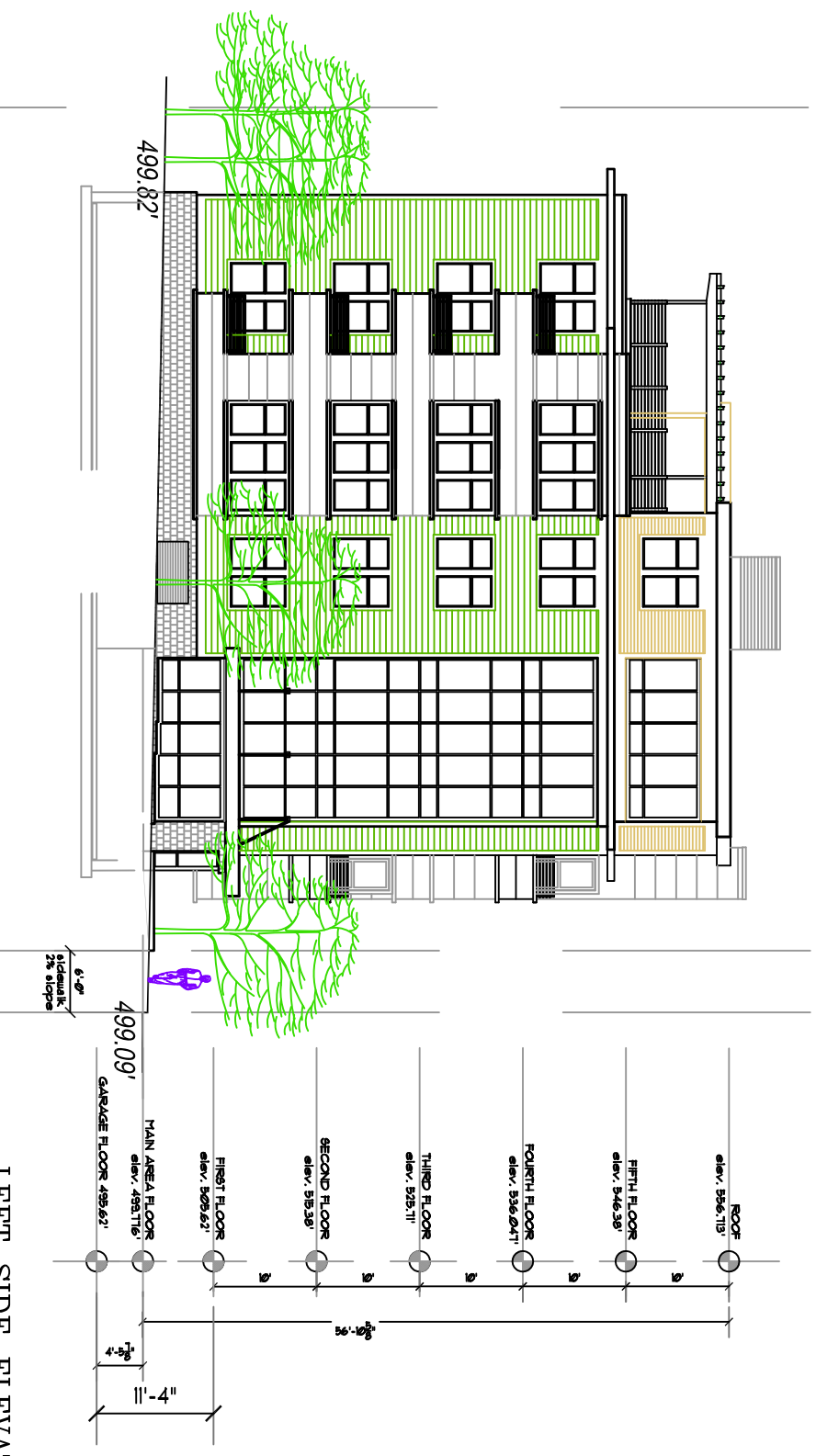
APARTMENT BUILDING  
 76 STONLEY ROAD  
 JAMAICA PLAIN

NO.	REVISIONS
1	20 APRIL 16

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1  
A2.0  
FRONT STONLEY ROAD ELEVATION  
1/8" = 1'-0"



2  
A2.0  
LEFT SIDE ELEVATION  
1/8" = 1'-0"

NO.	REVISIONS
1	20 APRIL 16

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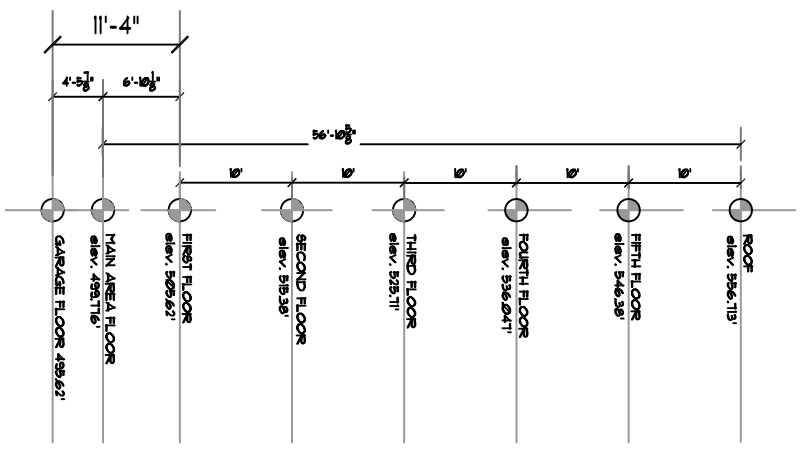
APARTMENT BUILDING  
76 STONLEY ROAD  
JAMAICA PLAIN

NUNES • TRABUCCO • ARCHITECTS  
315a Chestnut Street  
781-450-9980  
Needham, Massachusetts 02492  
Fax: 781-444-6210

BUILDING  
ELEVATIONS

DATE: 19/FEB/16  
DRAWN BY: NTZ  
CHECKED BY: AS NOTED  
PROJECT NO.: 1502

A2.0



1  
A2.1  
1/8" = 1'-0"  
REAR ELEVATION



2  
A2.1  
1/8" = 1'-0"  
RIGHT SIDE ELEVATION

NO.	REVISIONS
1	20 APRIL 16

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1508 STONLEY ROAD  
JAMAICA PLAIN

NUNES • TRABUCCO • ARCHITECTS  
315a Chestnut Street Needham, Massachusetts 02492  
781-450-9980 Fax 781-444-6219

BUILDING  
ELEVATIONS

DATE: 19/FEB/16  
DRAWN BY: NTZ  
CHECKED BY: NTZ  
AS NOTED  
PROJECT NO.: 0002

A2.1

**76 Stonley Road**  
Jamaica Plain, Massachusetts

**Appendix B: Permitting Applications and Appeals**

**ISD Zoning Code Refusal for ALT and Appeal Petition**



**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

LUCIO TRABUCCO  
315A CHESTNUT STREET  
NEEDHAM, MA 02492

June 24, 2015

**Location:** 76 STONLEY RD JAMAICA PLAIN, MA 02130  
**Ward:** 11  
**Zoning District:** Jamaica Plain  
**Zoning Subdistrict:** LI  
**Appl. # :** ERT479068  
**Date Filed:** June 02, 2015  
**Purpose:** Demolition of an existing brick veneer structure and erect a multi-family structure containing 32 residential units. This application in conjunction with Alt479101

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

<u>Violation</u>	<u>Violation Description</u>	<u>Violation Comments</u>
Article 55 Sect 40	Off-Street Loading Regs	Off-street loading insufficient
Article 55 Section 19	Use Regs in Local Industrial	Multifamily (Forbidden)
Article 55 Section 20	Dimensional regs in LI	Floor Area Ratio excessive
Article 55 Section 20	Dimensional regs in LI	Height excessive
Article 55 Section 20	Dimensional regs in LI	Rear Yard insufficient
Article 55, Section 40	Off-Street Parking Regulations	Off-street parking insufficient
Notes		Article 80 Development Review and Approval 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. IF YOU HAVE INQUIRIES REGARDING THE NEIGHBORHOOD PROCESS AND PUBLIC PARTICIPATION, PLEASE CONTACT THE MAYOR'S OFFICE OF NEIGHBORHOOD SERVICES AT 617-635-3485.

Luis Santana  
(617)961-3286  
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.



## 76 Stonley Road

Jamaica Plain, Massachusetts

### **Appendix C: Notice of Intent to File PNF**

20 April 2016

Mr. Brian P. Golden, Director  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201-1007

Re: **NOTICE OF INTENT**  
**Article 80 Small Project Review Application**  
**76 Stonley Road, Jamaica Plain, MA**

Dear Director Golden:

The purpose of this letter is to notify the Boston Redevelopment Authority ("BRA") of the intent of Bryan Austin & Sean Morrissey, as Owner Developer of the parcel located at 76 Stonley Road, Jamaica Plain (the property) and defined below as the "Project Proponent," to file a Project Notification Form ("PNF") with the BRA under Article 80 Small Project Review.

Situated on 14,134 square feet of land, at the industrial area the proposed project contemplates the demolition of one story structure and the removal of paved parking area at the side in order to construct a four/five (4/5) story, 31 unit residential structures with parking for 23 vehicles below the structure facing Stonley Road. The existing one story structure has no historical or architectural significance to the surrounding neighborhood. It's presence and appearance actually detracts from the neighborhood.

The proposed structure will contain approximately 40,940 square feet of gross floor area, with the 31 residential units located mainly on four/five levels. Five (5) of the units will be designated affordable (15%) pursuant to the City of Boston's Inclusionary Development Policy. In what will hopefully be a gateway project in the Stonley Road Neighborhood, the has been designed and modified with input from neighbors and Stoney Brook Neighborhood Association through community

outreach. In addition, the proponent has engaged in discussions with BRA staff. The goal of engaging in an early community process and dialogue was to ensure that the proposed development reflects the desires of the immediate community.

Please advise at your earlier convenience if there are any questions you may have of the Project Proponent as we prepare to submit.

Very truly yours,

Lucio Trabucco, Partner

CC: District City Councilor Matt O'Malley  
Jullianne, Mayor's Office of Neighborhood Services\  
Stoney Brook Neighborhood Association



20 April 2016

**VIA HAND DELIVERY**

Mr. Brian Golden, Acting Director  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201-1007

RE: Project Notification Form  
Article 80 small project review application  
76 Stonley Road Jamaica Plain, Massachusetts

Dear Director Golden:

As the Architect of the project, I am representing the Developers, Bryan Austin & Sean Morrissey, with respect to the real estate property located at 76, Stonley Road (Ward 19). On behalf of the proponent, please accept the enclosed application for Small Project Review pursuant to Article 80-E-2 of the Boston Zoning Code.

Situated on approximately 14,134 square feet of land, on one of Jamaica Plain Light Industrial centers, the proposed project contemplates the demolition of one existing one story commercial structure in order to construct a five (5) story, along Stonley Road and four (4) stories along Stedman Street (rear) 31 unit residential structure with on-site parking for 23 vehicles. The one story structure has no historic or architectural significance to the surrounding neighborhood. Its presence and appearance actually detracts from the neighborhood.

The proposed structure will contain approximately 40, 940 square feet of gross floor area, with the 28 residential units located on four levels, with three units on the fifth level. Four (4) of the units, will be designated affordable (15%) pursuant to the City of Boston's Inclusionary Development Policy. The Developers will add One (1) additional designated affordable unit making the total of the affordable units Five (5) (18%). In what will hopefully be a gateway project for the Stonley Road neighborhood, the building has been designed and modified with input from neighbors and residents of the surrounding community through community outreach and community meetings. In addition, the proponent has engaged in discussions with the local elected delegation and has had discussions with BRA staff. The goal of engaging in an early community process and dialogue was to ensure that the proposed development reflects the desires of the immediate community.

Attached to this application is the refusal letter issued by the Inspectional Services Department (ISD) along with the Proponent's petition to the Board of Appeal requesting zoning relief for this project.



Thank you for your consideration and please do not hesitate to contact me if there are any questions.

Very truly yours,

Lucio Trabucco, Partner

cc District four City Councilor Matt O'Malley  
Jullianne Doherty Mayor's Office of Neighborhood Services  
Stoney Brook Neighborhood Association  
Phil Cohen, BRA Project Manager

**Boston Redevelopment Authority  
Article 80 Small Project Review Submittal for  
Proposed Retail/Residential Building  
76 Stonley Road  
Jamaica Plain, Massachusetts**

**Owner/Developer:**  
**Bryan Austin & Sean Morrissey**  
76 Stonley Road  
Jamaica Plain, MA 02130

**Architect:**  
**Lucio Trabucco**  
**Nunes Trabucco Architects**  
109 Highland Avenue  
Needham, MA 02482  
Tel: 781-455-9980  
Fax: 781-444-6219  
E-Mail: [Trabucco@ntarchitects.net](mailto:Trabucco@ntarchitects.net)

**Dated:** April 20, 2016

# 76 Stonley Road

Jamaica Plain, Massachusetts

## Project Description

Located at 76 Stonley Road in Boston’s Jamaica Plain neighborhood, the project contemplates the demolition of an existing one story commercial structure in order to construct a 4/5-story 31 residential units with parking area below containing 23 parking spaces. The proposed project will include six (6) one bedroom units, twenty (23) two bedroom units and two (2) three bedroom units. The existing structure has no historic or architectural significance to the surrounding neighborhood. They presence actually detracts from the neighborhood.

The proposed structure will contain approximately 40,940 square feet of gross floor area, with 31 residential units located on four/five levels. Four (4) of the units, with an additional unit, dedicated by the developers, Five (5), will be designated affordable (18%) pursuant to the City of Boston Inclusionary Development Policy. In what it will hopefully be a corner stone for the Stonley Road neighborhood, the building has been designed and modified with input from the neighbors through community outreach.

The following synopsis of the unit square footage and mix of unit type within the proposed building:

Type	Quantity
<b>Market Rental Units – One (1) Bedroom</b>	<b>4</b>
<b>Market Rental Units – Two (2) Bedroom</b>	<b>21</b>
<b>Market Rental Units – Three (3) Bedroom</b>	<b>1</b>
<b>BRA Restricted Affordable Units – One (1) bedrooms</b>	<b>2</b>
<b>BRA Restricted Affordable Units – Two (2) bedrooms</b>	<b>2</b>
<b>BRA Restricted Affordable Units – Three (3) bedrooms</b>	<b>1</b>

UNIT AREA ANALYSIS					
NUMBER	NAME	LEVEL	AREA	BEDROOMS	COMMENTS

101	Unit #101 2 Bedrooms	Level 1	1,100SF	2	
102	Unit #102 2 Bedrooms	Level 1	1,100 SF	2	
103	Unit #103	Level 1	1,100 SF	2	

	2 Bedrooms				
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104	Unit #104 2 Bedrooms	Level 1	1,057 SF	2	
105	Unit #105 1 Bedroom	Level 1	770 SF	1	
106	Unit #106 3 Bedrooms	Level 1	1,351 SF	3	
107	Unit #107 1 Bedrooms	Level 1	875 SF	1	
201	Unit #201 2 Bedrooms	Level 2	1,100 SF	2	
202	Unit #202 2 Bedrooms	Level 2	1,100 SF	2	
203	Unit #203 2 Bedrooms	Level 2	1,100 SF	2	
204	Unit #204 2 Bedrooms	Level 2	1,040 SF	2	
205	Unit #205 1 Bedrooms	Level 2	770 SF	1	
206	Unit #206 3 Bedrooms	Level 2	1,351 SF	3	
207	Unit #207 1 Bedrooms	Level 2	875 SF	1	
301	Unit #301 2 Bedrooms	Level 3	1,100 SF	2	
302	Unit #302 2 Bedrooms	Level 3	1,100 SF	2	
303	Unit #303 2 Bedrooms	Level 3	1,100 SF	2	
304	Unit #304 1 Bedrooms	Level 3	1,100 SF	2	
305	Unit #305 2 Bedrooms	Level 3	1,100 SF	2	
306	Unit #306 3 Bedrooms	Level 3	1,100 SF	2	
307	Unit #307 1 Bedrooms	Level 3	875 SF	1	
401	Unit #401 2 Bedrooms	Level 4	1,100 SF	2	

402	Unit #402 2 Bedroom	Level 4	1,100 SF	2	
403	Unit #402 2 Bedroom	Level 4	1,100 SF	2	
404	Unit #404 2 Bedroom	Level 4	1,037 SF	2	
405	Unit #405 2 Bedroom	Level 4	1,100 SF	2	
406	Unit #406 2 Bedroom	Level 4	1,100 SF	2	
407	Unit # 407 1 Bedroom	Level 4	875 SF	1	
501	Unit # 501 2 Bedroom	Level 5	1,100 SF	2	
502	Unit @ 502 2 Bedroom	Level 5	1,100 SF	2	
503	Unit # 503 2 Bedroom	Level 5	1,100 SF	2	

COMMON AREA SUMMARY		
NAME	AREA	LEVEL

COMMON AREA	1,394 sf	Level 1
COMMON AREA	1,394 SF	Level 2
COMMON AREA	1,512SF	Level 3
COMMON AREA	1,512 sf	Level 4
COMMON AREA	1,512 sf	Level 5

## **76 Stonley Road**

Jamaica Plain, Massachusetts

Since the site is urban developed land, all public utilities are available to the site such as water, sewer, gas, electric, telephone and cable.

### **Neighborhood Context**

Surrounded by commercial/industrial developments as well residential developments, the property is located in a light industrial section of Boston's Jamaica Plain neighborhood. Over the past several decades, the land use of the immediate area has remained unchanged. Within walking distance to the site, there are residential apartments, professional office space, restaurants, commercial bank, shopping area and neighborhood retail businesses. The Site and immediate neighborhood is within walking distance to the Massachusetts Bay Transportation Authority (MBTA), Orange Line rail station and Commuter rail Needham line at Forest Hill, Commuter Bus route along Washington Street with Bus #39, #34, #34E & #42 offering immediate access to the various neighborhood amenities of the area as well as immediate access to Downtown Boston area.

### **Public Benefits: Residential Units, Streetscape Improvement, Additional Tax Revenue, Job Creation and Neighborhood Business Economic Improvement**

The proposed project will result in revitalizing the appeal and vibrancy of the Stonley Road Street streetscape through converting of an existing one story structure, previously used as an industrial facility with an empty lot area, in a residential area. The new building designed in a Boston vernacular, complementary to the surrounding neighborhood and structures. The project will include a partial, underground level housing 23 parking spaces with supporting facilities. In addition a new sidewalk along the frontage of the property and along Stonley Road adjacent to the MBTA bus Yard providing safe public pedestrian access on Stonley Road to Brookley Road. We will provide pedestrian crossing striping at the proposed project connecting adjacent sidewalk to sidewalk along MBTA bus depot and crossing striping at the Stonley Road and Brookley Road intersection.

In particular, the project will remove non-descriptive, underused structure presented by the existing conditions and use of the property, to an aesthetically pleasing residential facility complementing the immediate neighborhood.

The new development will enhance the property value and add to the City of Boston tax base. The new residential building will create construction jobs

opportunities, and additional housing units. This project will result in increased pedestrian traffic in the area, and directly help boost the business for the nearby neighborhood merchants. In addition the project will create much-needed residential housing and will also designate four (4), adding an additional unit for a total of five (5) of the residential units as affordable.

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

The proposed project will provide an opportunity for accessible transit oriented housing which will be located along an MBTA, Commuter rail Line and bus route and within walking distance to the Forest Hill (Orange Line). In addition the project proponent proposes to provide onsite parking with up to twenty three (23) parking spaces located on a semi underground level, and a bike rack.