

933 EAST SECOND STREET RESIDENTIAL PROJECT

*933 East Second Street
South Boston, Massachusetts*

APPLICATION FOR ARTICLE 80 SMALL PROJECT REVIEW

submitted to the

Boston Redevelopment Authority



933 East Second Street Realty Trust
South Boston, Massachusetts

May 28, 2014

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

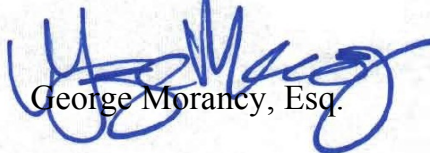
Dear Mr. Golden:

It is my pleasure to submit this application for Small Project Review pursuant to Article 80, Section 80E, of the Boston Zoning Code, for the 933 East Second Street residential project in South Boston.

The proposed project is to consist of 20 new residential condominium units, primarily market-rate, including three affordable units in accordance with the Mayor's executive order on inclusionary development, served by 27 parking spaces in a grade-level garage.

The applicant is Sing Ming Chan, Trustee of 933 East Second Street Realty Trust. Project architecture is being provided by Roche-Christopher Architecture, LLC. On behalf of the applicants and the development team, I wish to thank the BRA for its guidance and assistance to date in this matter. We look forward to continuing our strong working relationship with the BRA as we move towards final approval of this project.

Very truly yours,


George Morancy, Esq.

933 EAST SECOND STREET RESIDENTIAL PROJECT

~ South Boston ~

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

Submitted by

933 East Second Street Realty Trust

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I. PROJECT SUMMARY

1.1 Development Team

Developer and Applicant:

933 East Second Street Realty Trust
Sing Ming Chan, Trustee
616 East Sixth Street
South Boston, MA 02127
Tel.: 860-985-0379
Email: singmchan@gmail.com

Legal Counsel:

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

Architecture:

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

Surveyor:

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

Community Liaison:

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

1.2 Project Summary

The Proposed Project consists of the development of a 15,313 square-foot site situated at 933 East Second Street in South Boston by construction of a new four-story building containing 20 residential units, served by 27 accessory off-street parking spaces located in the building's at-grade garage.¹

The proposed project would create both market-rate and affordable housing units in an attractive new building appropriate in scale, massing and design to the surrounding neighborhood.

1.3 Community Benefits

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

- *the creation of 20 new residential units in an attractive low-rise building, including 3 affordable units in accordance with the Mayor's Executive Order on Inclusionary Development, and ground-floor restaurant space;*
- *generation of approximately one hundred thousand dollars in revenue annually to the City of Boston once the project is completed in the form of new real property tax payments;*
- *the expected creation of more than 40 construction jobs generated by the proposed project;*
- *the replacement of an aesthetically unattractive concrete building with an attractive new low-rise residential building.*

II. DETAILED PROJECT INFORMATION

2.1 Site and Project Description

The Project Site includes 15,313 square feet of land area, comprising one parcel situated at 933 East Second Street in Ward 6, South Boston, being City of Boston Assessor's Parcel No. 0603901000. The parcel is currently the site of a vacant single-story concrete commercial office building.

2.2 Project Financing and Developer Pro Forma

The applicant has successfully developed numerous projects in South Boston and the City of Boston and has a strong working relationship with several major lenders, a record of proven financial security, and intends to finance the project construction and development using

¹ The original permit application was for 21 units served by 33 parking spaces. The project has since been reduced to 20 units and 27 parking spaces.

traditional institutional lender financing. An initial financing commitment has been received from Hingham Institution for Savings, current holder of a first mortgage on the property in the original principal amount of \$570,000.

Total Development Cost (soft/hard costs): \$5,700,000.00

Construction Cost (hard cost): \$4,500,000.00

Disclosure of Beneficial Interest in the Project

Sing Ming Chan: 100%

Number of Construction Jobs: 40+

Estimated Construction Start: Fourth Quarter 2014

Estimated Construction Completed and Occupancy: Fourth Quarter 2015

2.3 Proposed Project Program, Data and Dimensions

Lot Area (in square feet): 15,313 square feet

Maximum Building Height/Stories: 4 stories, 46.8 feet

Number of Residential Units: 20 residential units, of which 17 would be two-bedroom units and 3 would be three-bedroom units

Total of Building Gross Square Footage: 29,981 square feet

Proposed Floor Area Ratio: 1.96

Parking Spaces: 27 spaces in an at-grade garage

2.4 Urban Design Approach – Context, Massing, Material & Other Design Issues

The proposed project would consist of a new four-story building. The ground floor will consist primarily of a parking garage for 27 motor vehicles, including two HP spaces, with vehicular access from, and discharge to, East Second Street. An existing curb cut may need to be repositioned. The ground floor will also contain the building's main entrance on East Second Street, with an appurtenant lobby, elevator core, and stairway, as well as a bike storage area, trash storage room, sprinkler room, elevator mechanical room, building mechanical room, and rear stairway. The open space areas surrounding the building at the ground floor level will be suitably landscaped, including the use of grassed areas, 16 new red maple trees and 60 rhododendrons.

The second and third floors will each contain eight two-bedroom units. The recessed fourth floor will contain four units, three of which will be three-bedroom units and one of will be a two-bedroom unit. The flat roof would incorporate some necessary mechanical equipment, which will be appropriately screened and sound-baffled. There are no proposed roof decks.

The building skin will be a composition of brick veneer, wood veneer, an aluminum panel system with cut stone banding, glass fenestration, recessed private decks incorporating a metal railing system, and a painted aluminum cornice. The materials façade details are intended to visually interrupt the massing of the building along its elevations. Windows will be a combination of operable and fixed sashes. The proposed building height is approximately 46 feet 8 inches to the highest point of the fourth-story roof. The fourth story is substantially set back from the building edge along on all sides, thus reducing the apparent massing of the building from street level. Mechanical equipment and stairway head-houses will rise above that point, but will be set back from the edges of the building so to not be visible from the street.

Final elevation studies will be reviewed and approved by the BRA as the design process evolves.

2.5 Traffic, Parking and Access

The project’s 27 on-site parking spaces will be accessed via East Second Street, where an existing curb cut may need to be relocated with no loss of existing on-street parking. Vehicles will discharge from the garage onto East Second Street. Fifty-six square feet of secure space for bicycle storage will be provided within the building’s garage.

2.6 Anticipated Permits and Approvals

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

III. BOSTON ZONING CODE DATA

3.1 *Zoning District Requirements*

The site is situated within an L-.5 local business zoning district under the Boston Zoning Code, and within a Restricted Parking Overlay District. Pursuant to Article 13, Section 4, of the Code, the lot area, lot width, usable open space, and yard requirements of the nearest R district (being an R-.8 district) are applicable.

The applicable zoning requirements, and anticipated as-built zoning characteristics of the Proposed Project, as follows:

Dimensional Regulations of Article 13, Table B (required by zoning):

Maximum Floor Area Ratio:	.5 (L-.5 zoning)
Maximum Building Height:	35' & 2½ stories (L-.5 zoning)
Minimum Lot Size:	5,000 square feet
Minimum Lot Area Per Add'l Dwelling Unit:	1,500 square feet
Total Lot Area Required By Zoning (20 Units):	33,500 square feet
Minimum Usable Open Space Per Dwelling Unit:	800 square feet
Minimum Lot Width:	50'
Minimum Lot Frontage:	50'
Minimum Front Yard Setback:	20' (or existing building alignment)
Minimum Side Yard Setback:	10'
Minimum Rear Yard Setback:	40'

3.2 *Proposed As-Built Zoning Conditions*

Lot Area:	15,313 square feet
Lot Width:	122.50 feet

Lot Frontage:	122.50 feet
Floor Area Ratio:	1.96
Maximum Building Height (feet):	46.8'
Building Height (stories):	4
Usable Open Space:	Patio decks and perimeter green space will provide approximately 7,749 square feet of usable open space.
Front Yard Setback:	0' (East Second Street modal building alignment)
Side Yard Setback:	10' & 14'5"
Rear Yard Setback:	5'1"

Off-Street Parking Requirements of Article 23:

- 17 market-rate residential units @ .9 space per unit = 15.3 spaces
- 3 affordable residential units @ .7 spaces per unit = 2.1 spaces

Total required off-street parking: 17.4 spaces

Total provided off-street parking: 27 spaces

3.3 Zoning Relief Required

- Article 14, Section 1: Lot Area Insufficient (Additional Dwelling Units)
- Article 15, Section 1: Floor Area Ratio Excessive
- Article 16, Section 1: Building Height Excessive
- Article 18, Section 1: Front Yard Insufficient
- Article 18, Section 2: Conformity with Existing Building Alignment
- Article 19, Section 1: Side Yard Insufficient
- Article 20, Section 1: Rear Yard Insufficient

3.4 Building Code Analysis

The construction of the building will be Type VA.

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

The building will be a residential building.

- Residential: R-2
- Parking garage: S-2

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

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

IV. ZONING REFUSAL LETTER : URBAN DESIGN SUBMISSION PHOTOGRAPHS AND PLANS

Zoning Refusal Letter

Exhibit 1:	Assessing Map
Exhibit 2:	Certified Plot Plan (Existing Conditions)
Exhibit 3:	Aerial Site View and View from East Second Street
Exhibit 4:	Aerial Site Views (2 Angles)
Exhibit 5:	Views of East Second Street
Exhibit 6:	Lot Information and Dimensional Summary
Exhibit 7:	Proposed Site Use Plan and First Floor Plan
Exhibit 8:	Proposed Second and Third Floor Plan
Exhibit 9:	Proposed Fourth Floor Plan
Exhibit 9B:	Proposed Roof Plan
Exhibit 10-13:	Proposed Elevations

ZONING REFUSAL LETTER



Thomas M. Menino
Mayor

Boston Inspectional Services Department Planning and Zoning Division

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

ZONING CODE REFUSAL

RECEIVED
MAY 29 2013

Gary P. Moccia
Inspector of Buildings

WILLIAM CHRISTOPHER
415 NEPONSET AVE
DORCHESTER, MA 02122

May 23, 2013

BY:

Location: 933 E SECOND ST SOUTH BOSTON / SOUTH BOSTON, MA 02127
Ward: 06
Zoning District: South Boston
Zoning Subdistrict: L - .5 / (R - .8)
Appl. # : ERT241184
Date Filed: May 06, 2013
Purpose: To erect a new, 4 story Dwelling with 21 Residential Units. Each Unit will have access to an individual exterior Deck. There will be 33 Parking spaces located beneath building in Basement.

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. 18 Section 2	Conformity with existing building alignment	Conformity with Existing Building Alignment
Art. 18 Section 1 **	Front Yard Insufficient	Front Yard Insufficient
Art. 19 Section 1 **	Side Yard Insufficient	Side Yard Insufficient
Art. 20, Section 1 **	Rear Yard Insufficient	Rear Yard Insufficient
Article 14, Section 1 **	Lot Area Insufficient	Lot Area Insufficient
Article 15, Section 1	Floor Area Ratio Excessive	Floor Area Ratio Excessive
Article 16, Section 1 **	Height Excessive	Building Height Excessive

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.

Thomas White
(617)961-3275
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.

933 East Second Street



Property Information

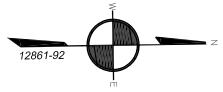
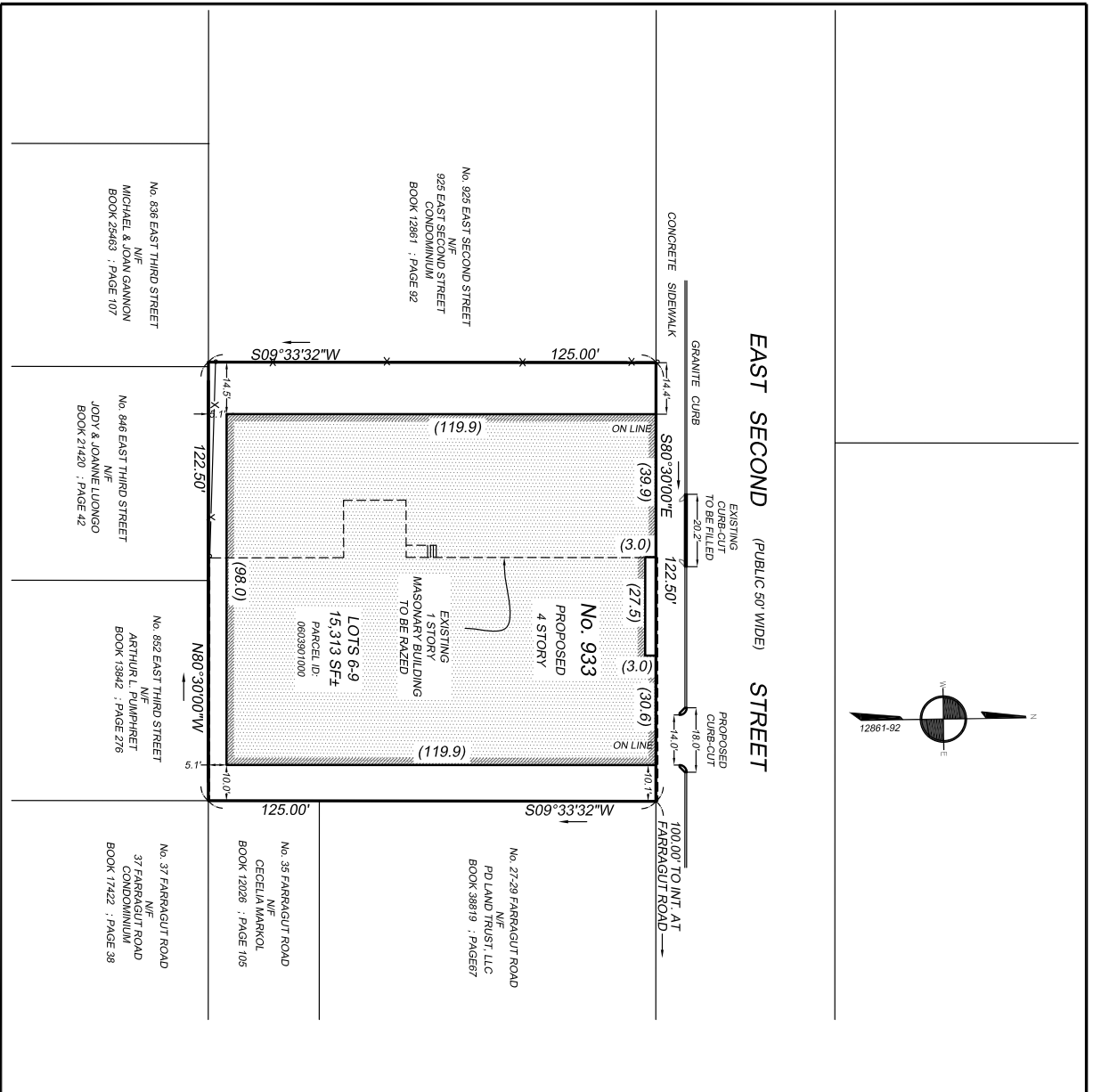
Parcel ID	0603901000
Owner	MARKARIAN STEPHEN H TRSTS
Address	933 E SECOND ST
Property Type	0402
Building Value	\$207,300.00
Land Value	\$298,700.00
Total Value	\$506,000.00
Lot Size	15311 sq ft
Land Use	Industrial



**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.





NOTES
 PARCEL ID: 0603901000

REFERENCES
 DEED: BOOK 49804; PAGE 319
 PLAN: PLAN IN BOOK 4302; PAGE 109
 PLAN IN BOOK 12861; PAGE 92

FIELD BOOK	PAGE	INSP. BY	DRAFT. BY	CHECKED BY
D29	69	D/T	DRM	GCC

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF APRIL 22 AND APRIL 23, 2013 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

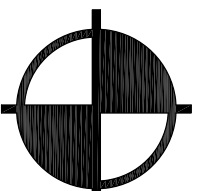
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) THE MAJOR IMPROVEMENTS ON THE PROPERTY SHOWN FALL IN AN AREA DESIGNATED AS ZONE 'X'.
 MAP #: 260250084G
 EFFECTIVE DATE: SEPTEMBER 25, 2009



CERTIFIED PLOT PLAN
 SHOWING PROPOSED CONDITIONS AT
933 EAST SECOND STREET
SOUTH BOSTON, MA

SCALE: 1 INCH = 30 FEET
 DATE: AUGUST 26, 2013

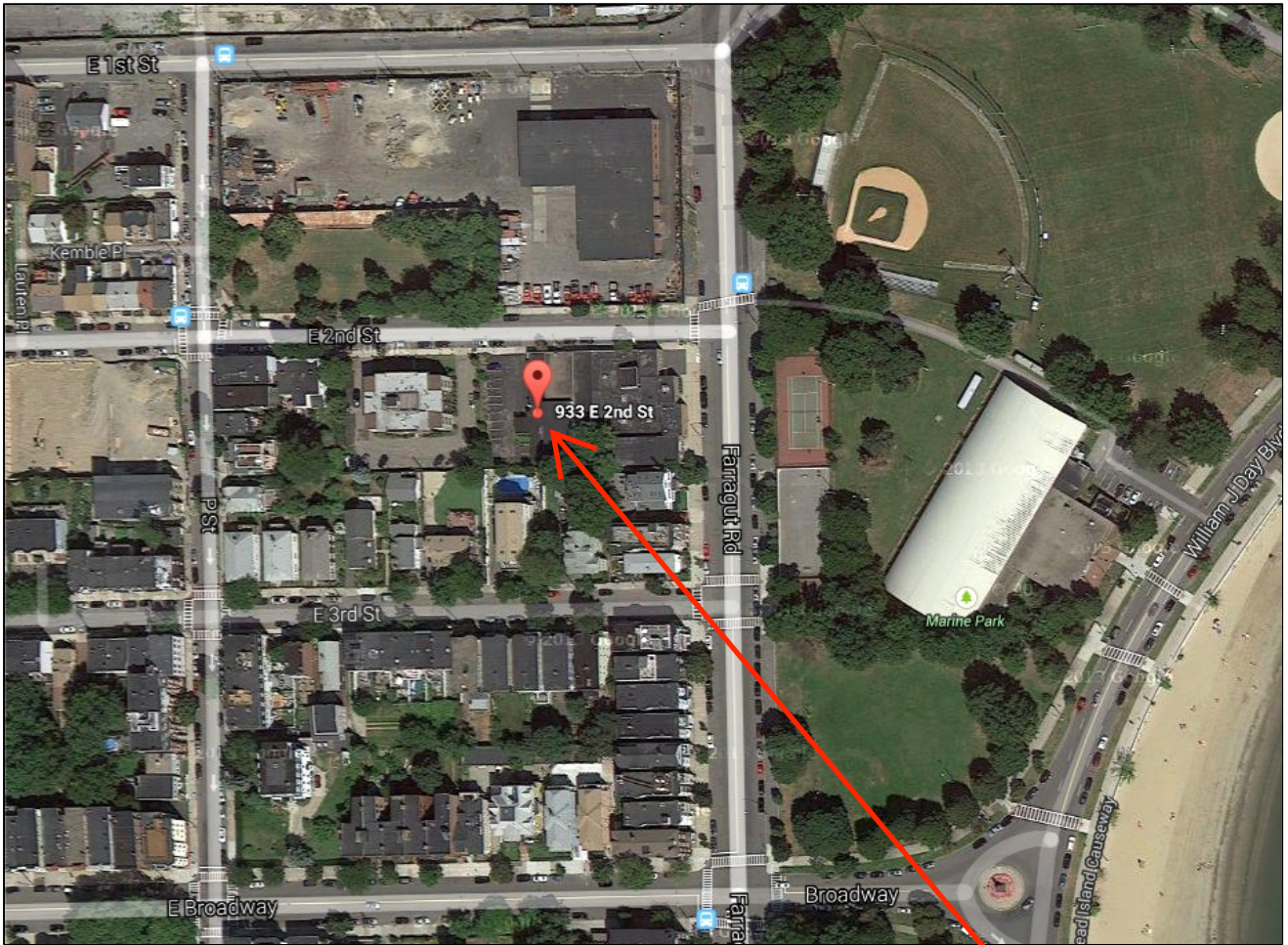
PREPARED FOR:
 SING MING CHAN
 933 EAST SECOND STREET
 SOUTH BOSTON, MA 02127



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

JOB # 13-00257
 FILE # 13-00257 R2 -08/23/13

EXHIBIT "3"



LOCUS



VIEW OF LOCUS FROM EAST SECOND STREET

EXHIBIT "4"



AERIAL VIEWS OF LOCUS FROM WEST (ABOVE) AND SOUTHWEST (BELOW)



EXHIBIT "5"



STREET VIEWS OF LOCUS LOOKING EAST ALONG EAST SECOND STREET (ABOVE)
AND WEST ALONG EAST SECOND STREET (BELOW)



EXHIBIT "6"

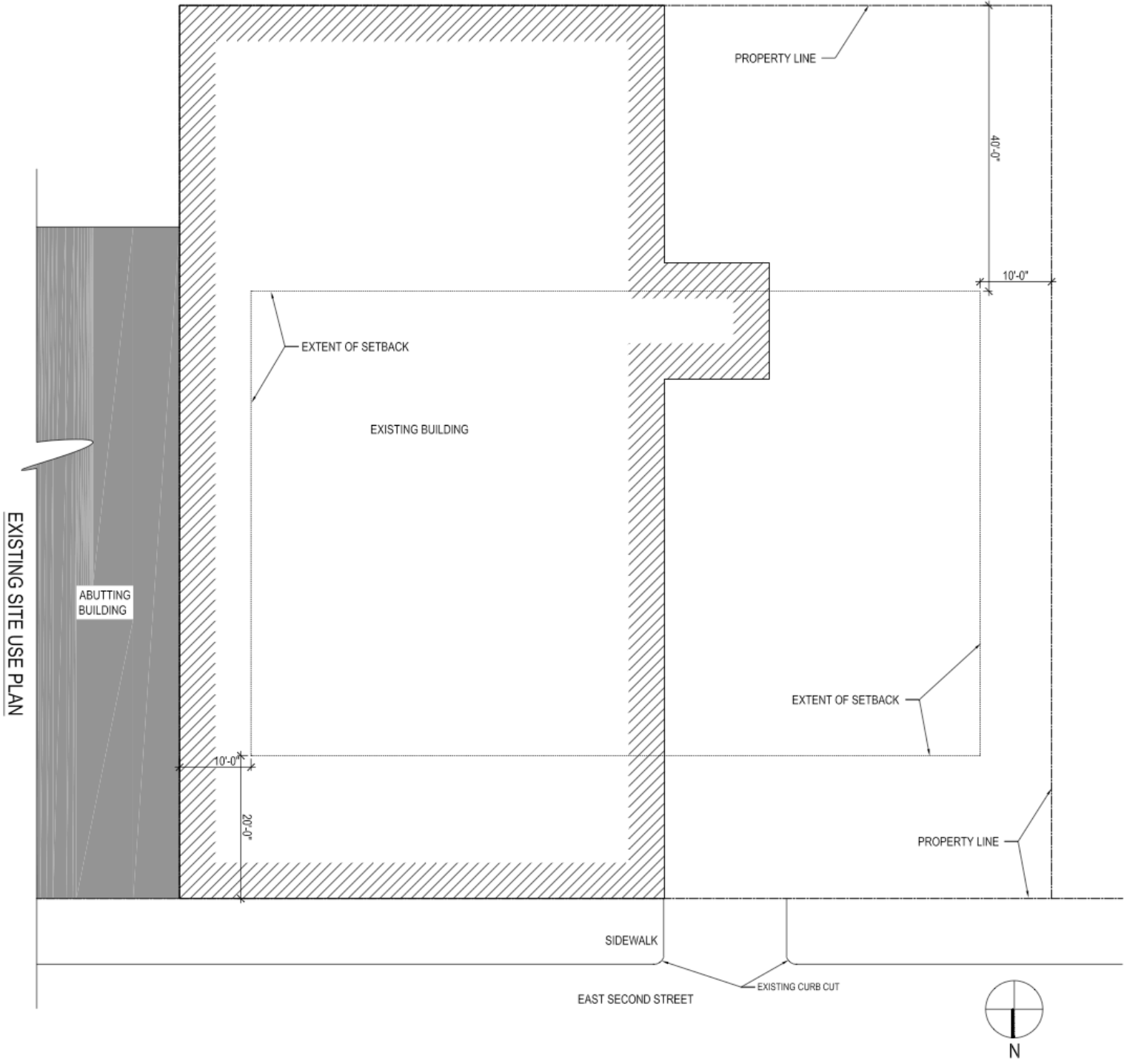


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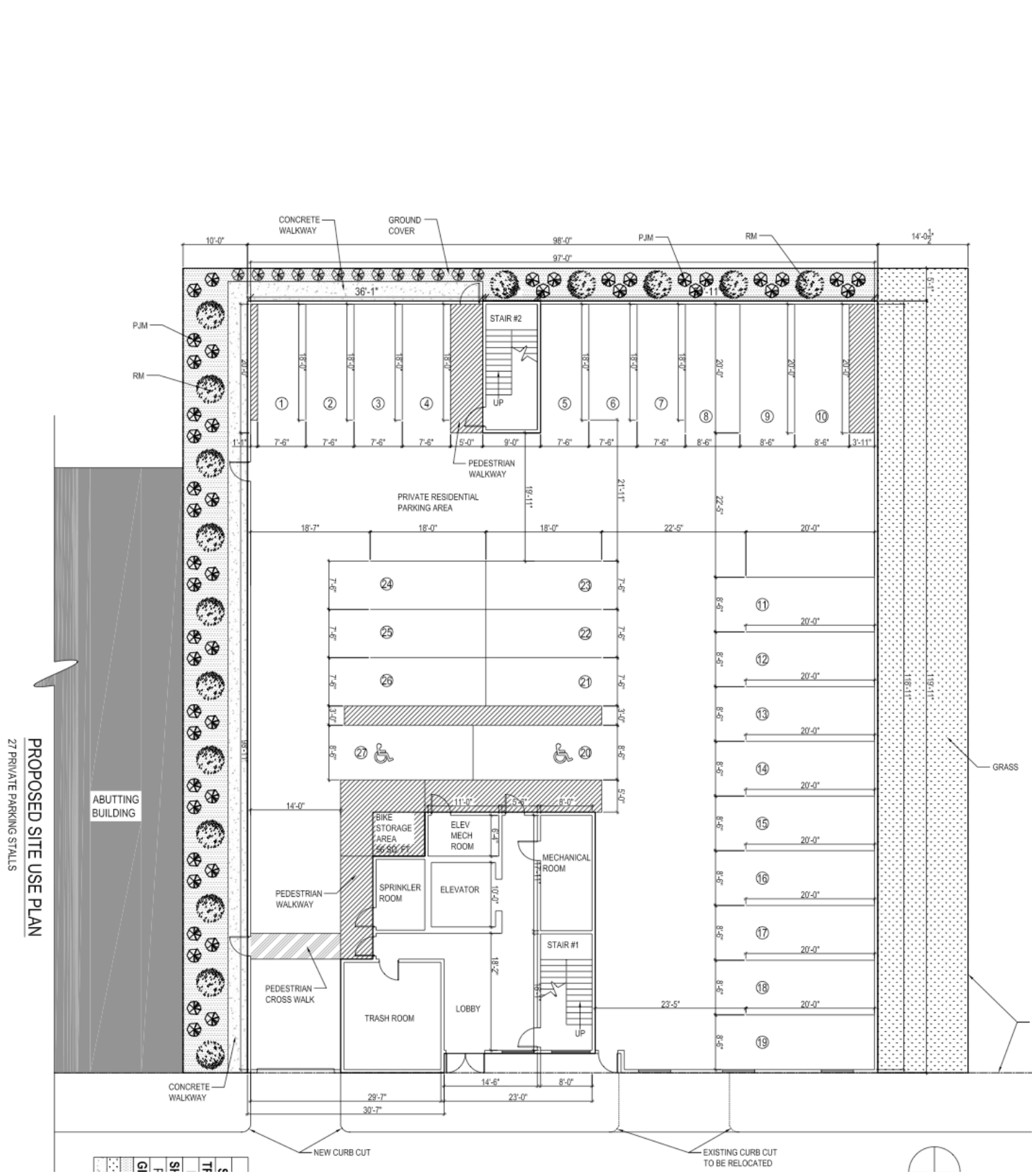
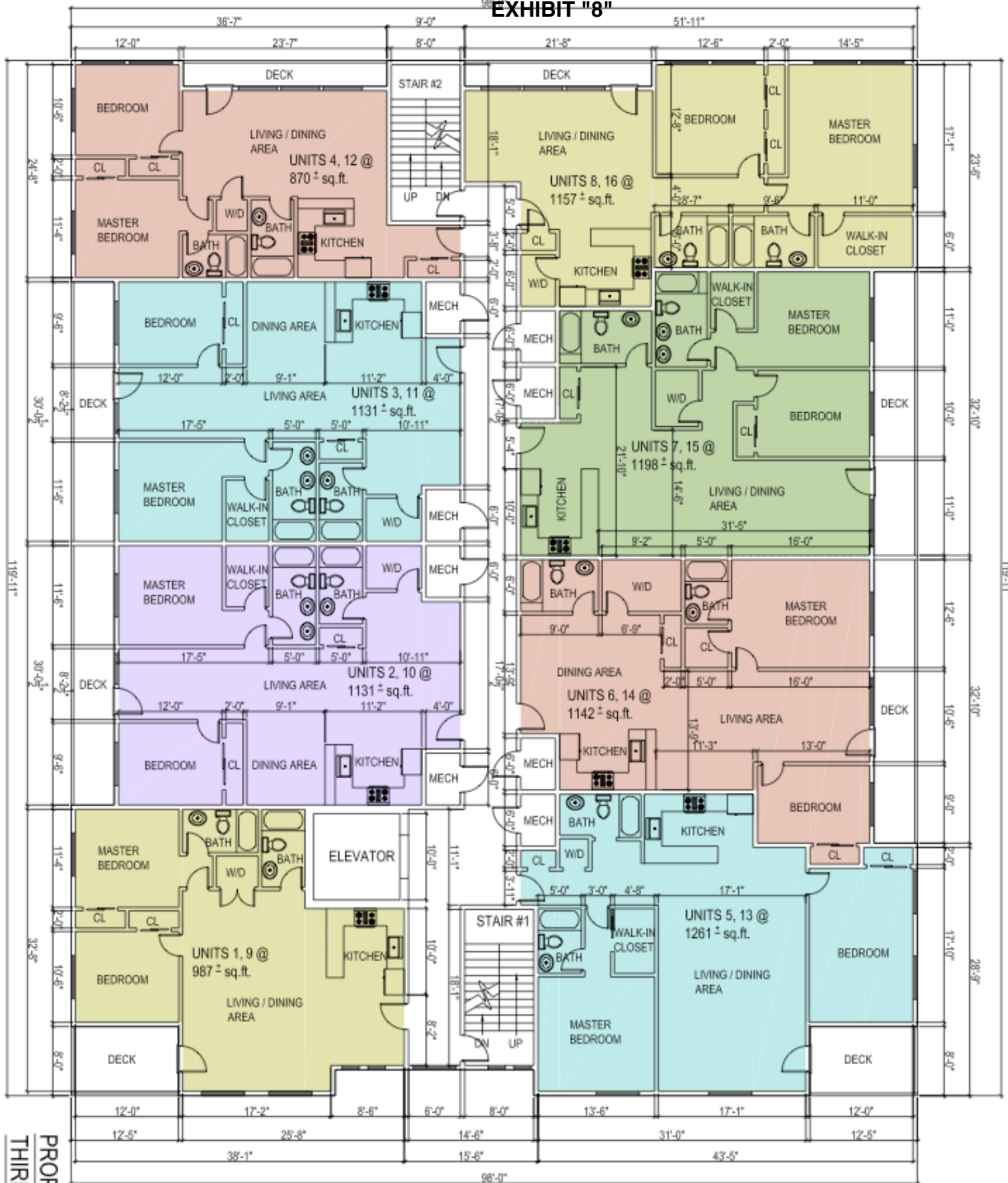


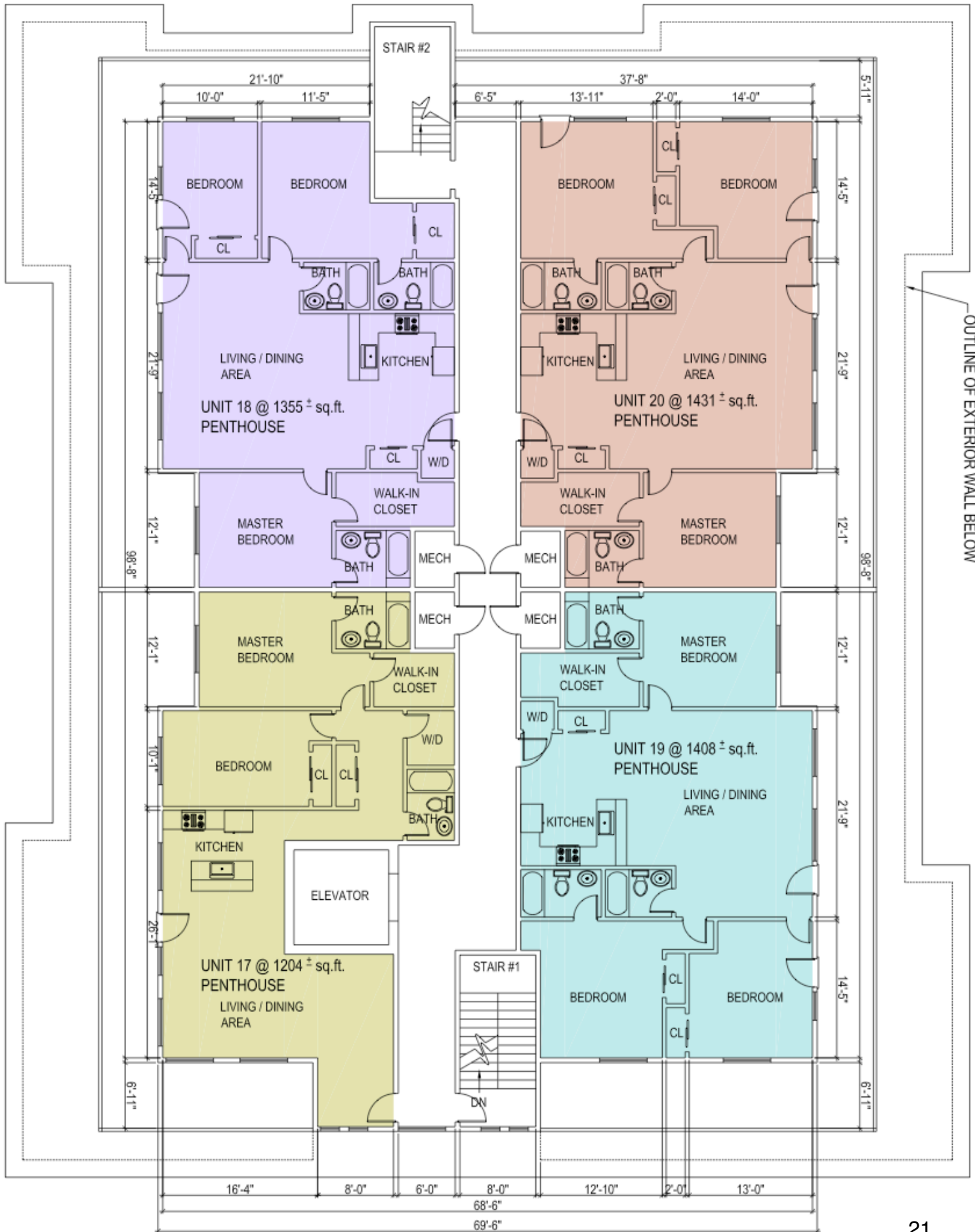
EXHIBIT "8"



PROPOSED SECOND & THIRD FLOOR PLAN

EXHIBIT "9"

PROPOSED FOURTH FLOOR PLAN (PENTHOUSE)



PROPOSED ROOF PLAN

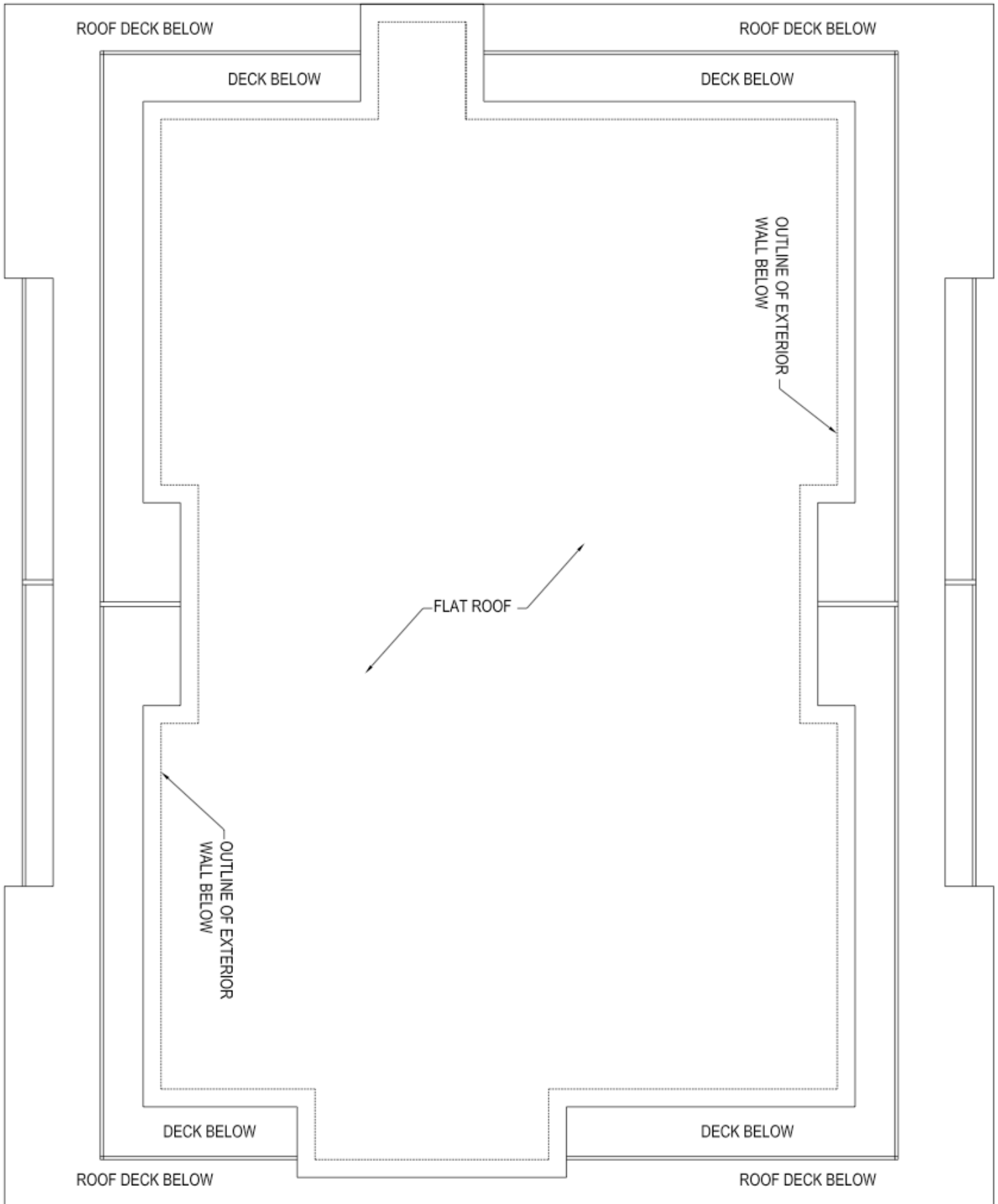
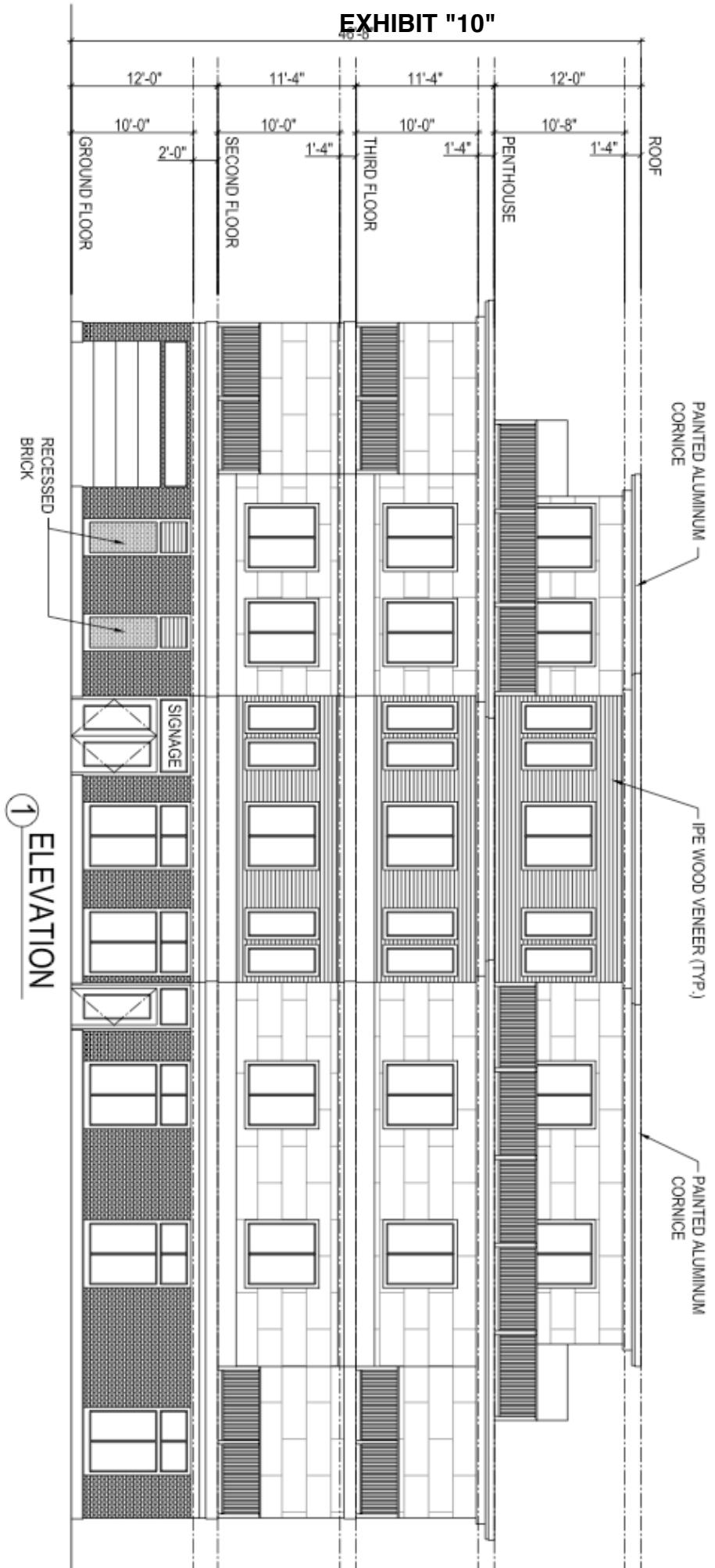
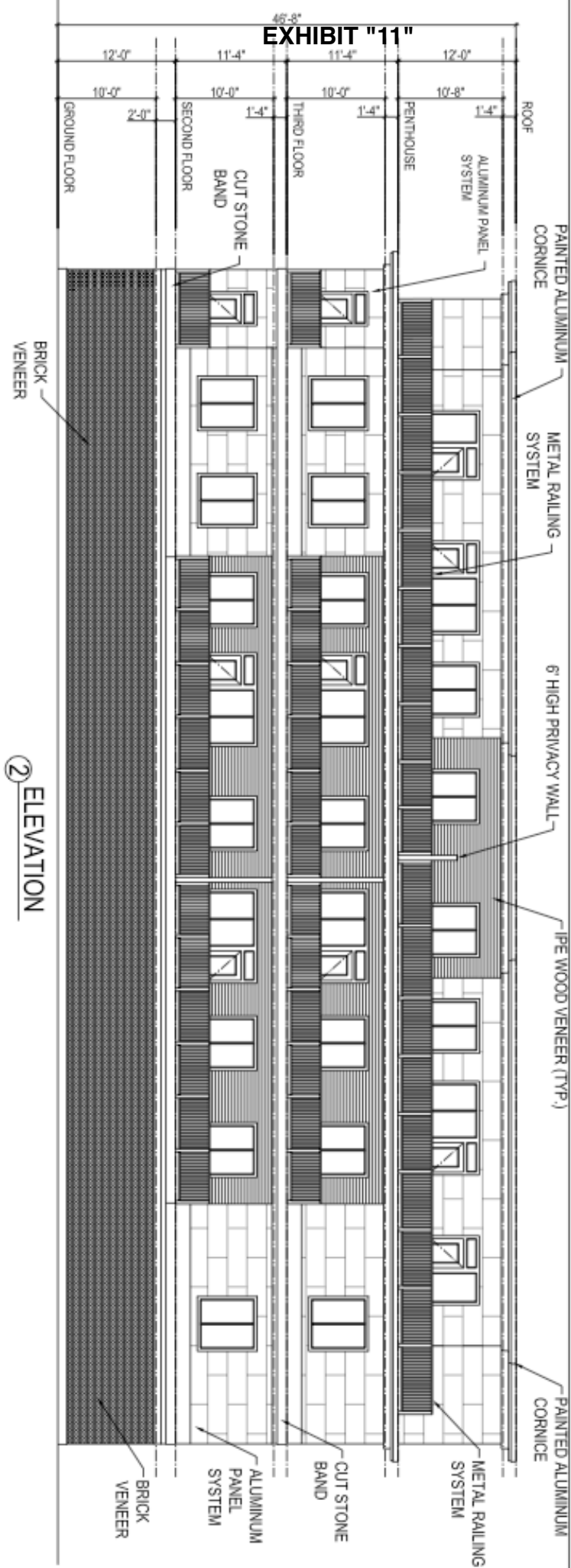


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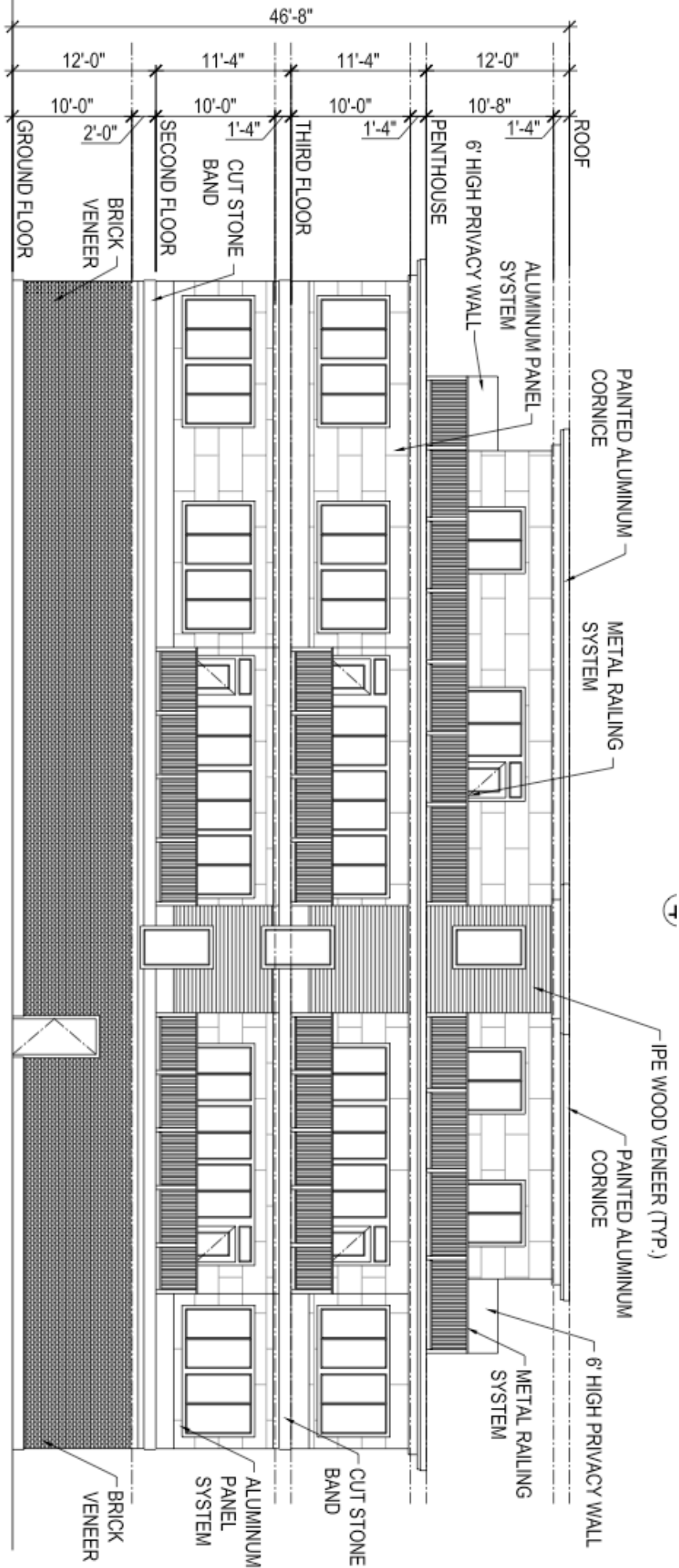
① ELEVATION

EXHIBIT "11"



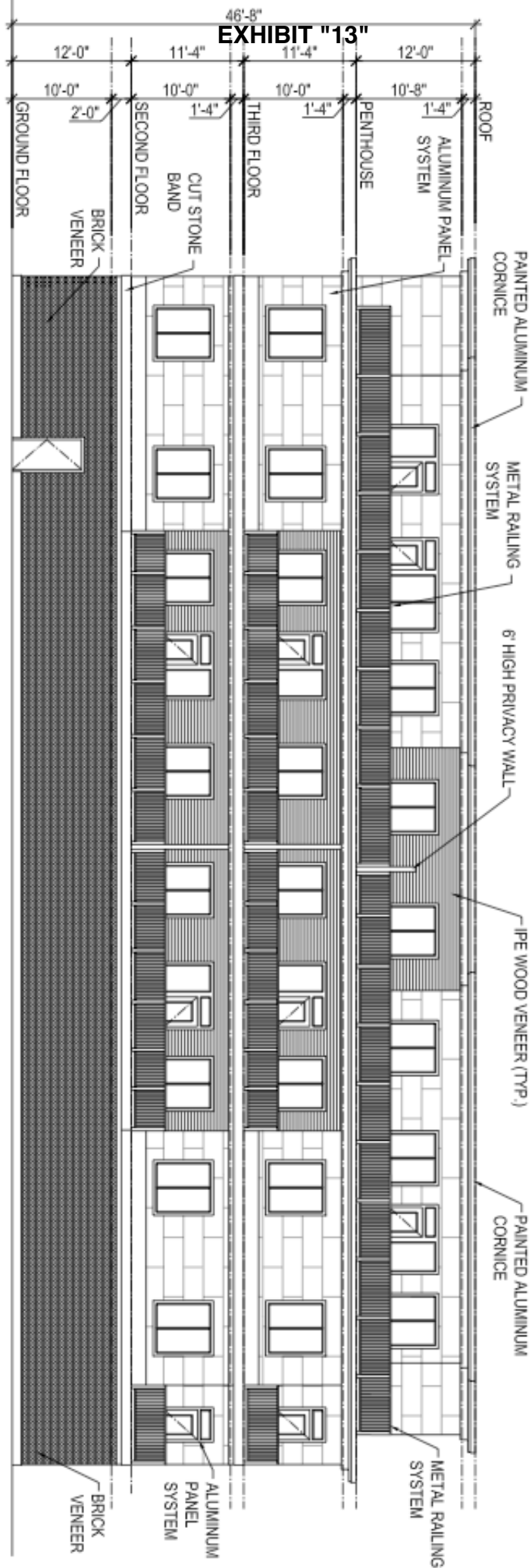
② ELEVATION

EXHIBIT "12"



③ ELEVATION

46'-8" EXHIBIT "13"



④ ELEVATION