

609 East Fourth Street Condominium

609 East Fourth Street
South Boston, MA



10 February 2014

Article 80
Small Project Review
Application

Proponent:

Oranmore Enterprises, LLC
74 Hillside Avenue
Dorchester, MA 02124

Architect:

Niles O. Sutphin, AIA
Sutphin Architects, Inc.
P.O. Box 290006
Charlestown, MA 02129

Table of Contents

	Page
I. Project Team	3
II. Proposed Project Overview	4
III. Proposed Project	5
IV. Neighborhood and Project Location	6
V. Project Benefits	7
VI. Zoning Compliance Table	8
VII. Zoning Code Refusal Letter	9
VIII. Summary of Dwelling Units – Types & Sizes	10
IX. “Project Notification Form / Application for Small Project Review”	11-12

Exhibits

Photographs of Parcel and Surrounding Building Area	14-17
	Drawing #'s
Architectural Plans	A-1.0 – A-1.5
Architectural Elevations	A-2.0 – A-2.3

I. Project Team

Owner/Developer Contact:

Michael Moore
Oranmore Enterprises, LLC
74 Hillside Avenue
Dorchester, MA 02124

Architect:

Niles O. Sutphin, AIA
197 8th Street, Suite 2000
P.O. Box 290006
Charlestown, MA 02129
617-337-5265

Site Engineer:

George Collins
Boston Survey, Inc.
P.O. Box 290220
Charlestown, MA 02129
617-242-1313

Structural Engineer:

Michael Schilling
McKinnon Associates, Inc.
278 Washington Street
Weymouth, MA 02188
781-331-5898

II. Proposed Project Overview

Project Title: **609 EAST FOURTH STREET CONDOMINIUM**

Location: 609 East Fourth Street
South Boston, MA

Project Description: Renovate existing elementary school building into 31 Condominium Units; 28 Market Rate and 4 Affordable Units, 40-car parking spaces located in exterior lot.

Lot Area: 36,617 SF

No. of Residential Dwellings: 31
Building Footprint: 10,765 GSF
Affordable Units: 4

Floor Area Configuration:

Residential:	48,900 GSF
<u>New Entry Vestibule:</u>	<u>196 GSF</u>
	49,096 GSF TOTAL

Existing Building Height: 50 ft., 0 in. +/-

No. of Stories: 4

Number of Exterior On-Grade Parking Spaces:	40 (1 ADA compliant)
TOTAL number of Parking Spaces:	40

Area Zoning: South Boston: H-1-50

III. Proposed Project:

Project Title: **609 EAST FOURTH STREET CONDOMINIUM**

Location: 609 East Fourth Street
 South Boston, MA

The proposed project will be a complete renovation of the existing Gate of Heaven School building into 31 units of residential condominium apartments. The building is a 4-story masonry and concrete building, including 40 on-grade exterior parking spaces.

The exterior of the structure is a combination of brick and traditional stone banding with decorative “minarets” at the roof line.

The 31 residential apartments are sized as follows:

One Bedroom Apartments (3): 730 S.F.
Two Bedroom Apartments (21): 907 SF – 1,460 SF
Three Bedroom Apartments (7): 1,658 SF – 1,904 SF

There will be 8 individual roof decks accessible only from the loft units below. However, there will also be a roof walkway for all unit owners to enjoy the spectacular views from the roof of this building. The walkway will be accessed from the new elevator.

The site has been effectively designed to accommodate 40 car parking spaces located on the North, West, and South sections of the site. Where appropriate, 40” high brick walls will be placed to “shield” headlights from windows located at the Terrace Level of the building. These areas will also be attractively landscaped between the windows and masonry shield walls.

Access to the site and parking is accommodated from both the East 4th Street and East 5th Street sides of the building. There will be 4 visitor parking spaces located at the front of the building and will require a new curb cut to be installed on East 4th Street. One space will be designated Handicapped and will be located adjacent to the new Entrance Lobby on the right-hand (West) elevation.

There will be over 5,500 square feet of open space at the grade level of the building. All open space will be significantly landscaped with trees, lawn, and mature shrubs.

IV. Neighborhood and Project Location:

The proposed project is well located within the “heart” of South Boston and the commercial “space” of East and West Broadway. The site is advantageously located within a short walking distance (one block) of East Broadway where all local shopping, restaurants, public library, pharmacy, and other miscellaneous retail stores are located.

The site is immediately adjacent to the Gate of Heaven Church – both an important center of worship for the community as well as a known landmark.

The balance of the neighborhood is of pleasant residential character comprised of mostly 3-4 story single-family residences as well as some commercial mix and other large condominium buildings.

The location of the site is easily accessible via public surface bus transportation.

V. Project Benefits:

The project offers the following benefits:

- Provides new housing units – At a time when demand is strong for new housing in Boston in general, and South Boston in particular, this project adds thirty-one (31) new residential units to the overall supply. Furthermore, since all 31 condominium units are owned by individual owners, this will further strengthen neighborhood residential character.
- Improves and activates the streetscape – The existing 4-story building will be attractively renovated – both interior and exterior. The entire site will be richly landscaped, all of which will further add to the quality of the residential neighborhood.
- Utilizes superior urban design – With the assistance of the BRA staff, the project will result in a substantial, first class building with a stature that pays tribute to the adjacent structures and respect for the scale and composition of the street.
- On-site parking – The project is able to provide for the parking requirements of the project on-site in an attractive, landscaped open area, rather than increasing the strain on the local parking infrastructure.
- Benefits neighborhood business district – By providing new residential dwelling units with parking, this project will provide an increase in the economic vitality of the area, assist in the continued revitalization of the neighborhood residential district, and lend additional financial support to the local small businesses on East Broadway.
- Jobs - This project will provide a total of 80 construction jobs over a 14 month construction build-out schedule.
- Tax base – With the addition of 31 new first class condominium units, the residential tax base of the City of Boston will be further increased.
- Location - The project site is located in close proximity to the East Broadway Commercial District – a viable, attractive commercial area with a diversity of shopping and restaurants. The South Boston Library is nearby. Excellent public transportation bus routes on East Broadway allow easy connections to Downtown Boston.
- Affordable Units - The project will make available 4 affordable units through the BRA's subsidized housing program.

VI. Zoning Compliance Table

ZONING ANALYSIS			
#609 East Fourth Street Condominium			
609 East Fourth Street - South Boston, MA			
Existing Building Renovation – 31 Condominium Dwelling Units – 40 Parking Spaces			
Zoning District: H-1-50 (Any Other Dwelling)			
Lot Area: 32,617 S.F.			
<u>ZONING ITEM</u>	<u>REQUIRED</u>	<u>PROVIDED</u>	<u>MEETS REQ'MENT (Y/N)</u>
1. Min. Lot Area Per D.U.	5,000 S.F. (For 1st Unit)	5,000 S.F.	YES
2. Additional Lot Area - Each Additional D.U.	1,000 S.F. per D.U. 30 x 1,000 = 30,000 S.F. (Required)	27,617 S.F.	NO
3. Minimum Lot Width	50'	117.63'	YES
4. Maximum Floor Area Ratio	1.00 (1.0 x 32,617 S.F. = 32,617 G.S.F.)	1.50 (49,096 G.S.F.)	NO
5. Maximum Building Height	50'	50'	YES - Conforms to Sec. 13-3
6. Minimum Usable Open Space	12,400 S.F. (400 S.F. per D.U.)	5,522 S.F.	NO
7. Minimum Front Yard	20'	32'	YES - Conforms to Sec. 13-3
8. Minimum Side Yard	20'	3'	NO
9. Minimum Rear Yard	N/A	N/A	YES
10. Setback of Parapet	N/A	N/A	YES - Conforms to Sec. 13-3
11. Rear Yard Max. % Accessory Buildings	N/A	N/A	YES
12. Allowed Uses	Multi-family Residential: "Allowed"		YES
	Accessory Parking: "Allowed"		YES
13. Parking	0.9 Parking Spaces per Unit 0.9 x 31 = 28 Spaces	40	YES
<u>Note: Project is less than 50,000 S.F. and is therefore subject to Chapter 80 BRA "Small Project" review and approval.</u>			

VII. Zoning Code Refusal Letter



Martin J. Walsh
Mayor

**Boston Inspectional Services Department
Planning and Zoning Division**

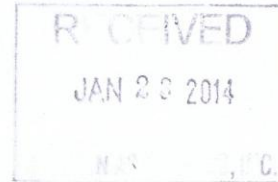
1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

ZONING CODE REFUSAL

Gary P. Moccia
Inspector of Buildings

NILES SUTPHIN
SUTPHIN ARCHITECTS, INC.
P.O. BOX 290006
CHARLESTOWN, MA 02129

January 21, 2014



Location: 609 E FOURTH ST SOUTH BOSTON, MA 02127
Ward: 06
Zoning District: South Boston
Zoning Subdistrict: H-1-50
Appl. # : ALT306133
Date Filed: November 19, 2013
Purpose: Existing 4 story brick building; complete interior renovations-all new systems; Add new fifth floor inside existing building envelope; Building to be fully sprinklered; New exterior site work to include parking, landscaping and utility work as required.

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 parking district
Art. 10 Sec. 01	Limitation of parking areas	Limitation of area (E Fifth St)
Art. 10 Sec. 01 **	Limitation of off street parking areas	Limitation of area (no off street parking allowed in the required front yard district).
Art. 14 Sec. 14-2	Additional Lot Area Required	Lot area for the add'l dwelling units : Insufficient
Art. 15 Sec. 15-1	Floor Area Ratio Excessive	Floor area ratio : Excessive
Art. 17 Sec. 01	Usable open Space Insufficient	Usable open space: Insufficient
Art. 19 Sec. 01	Side yard insufficient	Minimum side requirements: Insufficient
Article 16, Section 1 **	Height Excessive	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.

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.

VIII. Summary of Dwelling Units – Types & Sizes

UNIT SUMMARY			
Unit Numbers	# Bedrooms	# Bathrooms	Square Footage
1,2	2	2	1,024 S.F.
3,10,18	1	1	730 S.F.
4	2	2	1,230 S.F.
5,11,12,19,20	2	2	1,018 S.F.
6,14,17,22	2	2	1,040 S.F.
7,15,16,23	2	2	1,003 S.F.
8,9	2	2	915 S.F.
13,21	2	2	907 S.F.
24*,25*,30 *,31*	3	3	1,901 S.F.
26*	2	2-1/2	1,460 S.F.
27*	3	3	1,904 S.F.
28*	3	3	1,877 S.F.
29*	3	3	1,658 S.F.
UNITS MARKED WITH * ARE DUPLEX TYPE "LOFT" UNITS			
3 - 1 BEDROOM, 1 BATH UNITS @ 730 S.F.			
1 - 2 BEDROOM, 2-1/2 BATH UNIT @ 1,460 S.F.			
20 - 2 BEDROOM, 2 BATH UNITS FROM 907 S.F. - 1,230 S.F.			
7 - 3 BEDROOM, 3 BATH UNITS FROM 1,658 S.F. - 1,904 S.F.			

Project Notification Form/Application for Small Project Review

Required Information for Document Preparation

For projects undergoing review and consideration under Article 80 of the Boston Zoning Code, applicants are requested to ensure that the following information is included in its Project Notification Form or Application for Small Project review, as the case may be:

Applicant/Project Proponent Oranmore Enterprises, LLC
Developer Brenco Construction Co.
Contact Mr. Michael Moore
Mailing Address 74 Hillsdale Ave., Dorchester, MA 02124
Phone No. 617-296-4548 Fax No. 617-296-0255 Email brencoconstruction@gmail.com

Brief Project Description: Completely renovate the existing Gate of Heaven School building – convert 31 Residential Condominium Units and add new elevator. Add new lobby structure at right side elevation.

Anticipated Submission Date 30 January 2014
Anticipated Advertisement Date (if applicable) N/A

Proposed Project Name #609 East 4th Street Condominium
Project Address #609 East 4th Street, South Boston, MA 02127
Assessor Parcel I.D. 0602124000 **Neighborhood** South Boston
Sub-Neighborhood (if applicable) N/A
Zoning District H-1-50 “Any Other Dwelling”
Urban Renewal Area (“URA”) N/A

Does Project Require Modification to URA?(Y/N) N **If modification to URA is required, please describe modifications to be requested:** _____

Inst. Master Plan (Y/N) N Planned Development Area (Y/N) N 121A (Y/N) N
Zoning Relief Required -- Zoning Board of Appeals (Y/N) Y Boston Zoning Commission (Y/N) N

Development Program

Parcel Area (Sq. Ft.) 32,617 S.F.
Proposed Building Area (Sq. Ft.) 49,096 S.F. (Zoning Area)
Proposed Building Height (Feet) Existing: 50'-0" +/- Number of Floors 4
Ground Floor Use Multi-family Residential Upper Floor Use Multi-family Residential

Retail Sq. Ft. N/A Office Sq. Ft. N/A Hotel Sq. Ft. N/A

Industrial Sq. Ft. N/A Institutional Sq. Ft. N/A R&D Sq. Ft. N/A

Residential Sq. Ft. 49,096 S.F. Total Units 31 Condo YES Rental NO

Market Units 27 Affordable Units 4 Studios 0 1 bdrms 3 2 bdrms 21

3 bdrms 7 Artist Live/Work N/A SRO N/A Elderly N/A

Total Parking Spaces 40 Surface 40 Structured 0 Below Grade 0

(If multiple buildings are proposed, please provide development program information for each building)

Total Development Cost (soft/hard costs) \$225,000.00
 Construction Cost (hard cost) \$7,350,000.00

Public Benefits

Number of Permanent Jobs Created (full-time equivalent) N/A
 Number of Permanent Jobs Retained (full-time equivalent) N/A
 Number of Construction Jobs Created (full-time equivalent) 80 Persons – Entire construction cycle

Estimated Development Impact Project Payments (if applicable)

Neighborhood Housing Trust N/A Neighborhood Jobs Trust N/A

Estimated Construction Start 1 September 2014 Estimated Construction Completion 1 October 2015

Disclosure of Beneficial Interest in the Project

Name	Address	Percentage Interest
Oranmore Enterprises, LLC	74 Hillsdale Ave	100%
	Dorchester, MA 02124	

EXHIBITS



**Main View of building at East 4th Street entrance
Gate of Heaven Church on the left**



Left Side Elevation



**View from East 5th Street, Rear Elevation
Gate of Heaven Church on the right**



Right Side Elevation – View looking North



Rear Elevation – View from East 5th Street



**Neighborhood Character
View looking West on East 5th Street**



**Neighborhood Character
View from school property looking East on East 5th Street**