

Friday, August 16, 2013

Peter Meade, Director
Boston Redevelopment Authority
Boston City Hall, 9th floor
Boston, MA 02201-1007
Attn: Lance Campbell

**Re: Article 80 Small Project Review Application
Talbot Commons Phase I, Dorchester, MA**

Dear Director Meade:

On behalf of Codman Square Neighborhood Development Corporation, I am pleased to submit the enclosed application for Article 80 Small Project Review for Talbot Commons Phase I.

Talbot Commons Phase I is contemplated to be new affordable housing development in the Codman Square area of the Dorchester neighborhood in Boston, consisting of 3 affordable rental units in an existing former blacksmith building, another 3 units at 15 Mallard St., and 12 affordable rental units in two new buildings (eighteen units in total), developed by Codman Square Neighborhood Development Corporation (CSNDC).

CSNDC and the Codman Square community are excited about this project for many reasons, among them: substantial rehabilitation and creation of artist live/work space at 18 NE; deep affordability being created for the eighteen households; development of a formerly abandoned industrial main into a mixed use revitalized areas; the transit oriented and green development nature of the project; the art planned for one of the buildings; and finally local hiring and workforce diversity.

The project has been subject to extensive community review, and has received formal support letters from Talbot Norfolk Triangle Neighbors United and Codman Square Neighborhood Council. A building permit application was filed at Boston Inspectional Services Department on April 25, 2013; "rejection" letters have been received; and an application for zoning variances has been filed as of August 5, 2013.

Please see the content of this application for details about the project. Please contact Project Manager Muammar Hermanstyne (617-825-4224 x145, muammar@csndc.com) with any questions or comments. Thank you for your consideration of this application, and I look forward to the Article 80 process.

Sincerely,

Gail Latimore
President

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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: Codman Square Neighborhood Development Corporation

Developer: same

Contact: Muammar Hermanstyne

Mailing Address: 587 Washington St., Dorchester MA 02124

Phone #: 617-825-4224 x145

Email: muammar@csndc.com

Brief Project Description: 18 affordable rental units in three new buildings; all affordable, (60% AMI or below); 7 parking spaces

Anticipated Submission Date: 9/1/13

Anticipated Advertisement Date (if applicable) _____

Proposed Project Name: Talbot Commons Phase I

Project Address: 14 New England, 18 New England, 15 Mallard, 17 Mallard

Assessor Parcel Numbers: 14 New England (1701590000), 18 New England (1701580000), 15 Mallard (1701589000), 17 Mallard (TBD by ISD)

Neighborhood: Dorchester

Sub-Neighborhood (if applicable) _____

Zoning District 3F-6000

Urban Renewal Area ("URA")

Does Project Require Modification to URA?(Y/N): NO

Inst. Master Plan (Y/N) No Planned Development Area (Y/N) No 121A (Y/N) No

Zoning Relief Required -- Zoning Board of Appeal (Y/N) Yes Boston Zoning Commission (Y/N) No

Development Program

Parcel Area (Sq. Ft.): 19,815 sq. ft.

Proposed Building Area (Gross Sq. Ft.): 24,015 sq. ft.

Proposed Building Height (Feet): 36' 2" (14 NE)

Proposed Building Height (Feet): 35' 9" (15 Mallard)

Proposed Building Height (Feet): 35' (17 Mallard)

Number of Floors: 3.5

Number of Floors: 3

Number of Floors: 3

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Proposed Building Height (Feet): 22' (18 NE)

Number of Floors: 2

Ground Floor Use: Residential and Parking

Upper Floor Use: Residential

Retail Sq. Ft.: _____ Office Sq. Ft. _____ Hotel Sq. Ft. _____

Industrial Sq. Ft. _____ Institutional Sq. Ft. _____ R&D Sq. Ft. _____

Residential Gross Sq. Ft.: 24,015 SF sq. ft. Total Units: 18 Condo: 0 Rental: 0

Market Units 0 Affordable Units: 18 Studios 0 1bdrms: 3 2bdrms: 12

3bdrms: 3 4bdrms: _____ Artist Live/Work 3 SRO _____ Elderly _____

Total Parking Spaces: 9 Surface: 9 Structured _____ Below Grade _____

Total Development Cost (soft/hard costs): +/- \$3.7 Million

Construction Cost (hard cost): +/- \$6.2 Million

Public Benefits

Number of Permanent Jobs Created (full-time equivalent): 1 management

Number of Permanent Jobs Retained (full-time equivalent): none

Number of Construction Jobs Created (full-time equivalent): 30

Estimated Development Impact Project Payments (if applicable): none

Estimated Construction Start: January 2015 Estimated Construction Completion: January 2016

Disclosure of Beneficial Interest in the Project

Name	Address	Percentage Interest
Talbot Commons I LLC	CSNDC @ 587 Washington St., Dorchester MA, 02124	100%

CNSDC: Talbot Commons Phase I
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Project Team

Developer / Sponsor:

Codman Square Neighborhood Development Corporation
587 Washington Street
Dorchester, MA 02124

Muammar Hermanstyne, Senior Project Manager
617-825-4224 x145
muammar@csndc.com

Mark Dinaburg, Director of Real Estate Development
617-825-4224 x123
mark@csndc.com

Legal Counsel:

Goulston & Storrs
400 Atlantic Avenue
Boston, MA 02110-3333
Michael Flannery
(617) 574-3807
MFlannery@GOULSTONSTORRS.com

Architect:

The Narrow Gate
Architecture Ltd
121 East Berkeley Street, Floor 3
Boston, MA 02118

David Flaschenriem (Project Architect)
(617) 956-4012 X 17
d.flaschenriem@the-narrow-gate.com

Bob Wegener (Senior Architect/Principal)
617-956-4012 EXT. 11
r.wegener@the-narrow-gate.com

Surveyor

R.E. Cameron and Associates Inc.
681 Washington St.
Norwood, MA
Steven Steiner
781-769-1777

Project Description

Overview / Project Site

Talbot Commons Phase 1 (“TC1”) is a proposed mixed-use real estate development of 18 affordable housing rental units and one common artist space on an assembly of two land parcels totaling approximately 20,000 square feet near the intersection of New England Avenue and Talbot Avenue in the Codman Square area of the Dorchester neighborhood in Boston, developed by Codman Square Neighborhood Development Corporation (CSNDC). TC1 is the first phase in the “Talbot Commons” mixed use development program, in which CSNDC has targeted development opportunities near the planned Talbot Avenue Stop on the Fairmount commuter rail line. The current TC1 development program includes:

- 18 affordable housing rental units, including 3 dedicated artist live/work spaces;
- Approximately 700 square feet of artist shared gallery/workspace;
- 7 street parking spaces.

Highlights of TC1 include:

- Transit oriented, “sustainable” development in support of a new MBTA Fairmount Line commuter rail stop (across the street from the site), and in support of the Fairmount Collaborative¹;
- The development of neighborhood-scale artist common live/work space and gallery space.
- Associated job creation and possible light industrial uses created to complement the artists live-work spaces;
- “Green” design and construction that meets LEED standards;
- The revitalization of vacant and underutilized brownfield property;
- 100% affordability in a high demand (for affordable rental housing) market.

Acquisition

TC1 consists of two acquisitions (2 land parcels):

- 14 New England Avenue: An 11,919 sq. ft. vacant lot, with a small vacant commercial building, acquired in July 2008;
- 15 Mallard Avenue: A three unit vacant residential property acquired October 2008;

¹ The Fairmount Line, running from Readville to South Station, is the only MBTA commuter rail line lying entirely within Boston city limits. For years since the 2nd World War, it has run through communities of color in Mattapan, Dorchester and Roxbury, while offering little or no service to these communities. A combination of factors (community-led demands for environmental equity; court-mandated mitigation for the Big Dig; and renewed concern for cost-effective alternatives to auto transportation) have led to binding commitments by the MBTA to upgrade the line and service, and to open four new stops in formerly underserved areas, by the close of 2011. Two of the stops lie in CSNDC’s service area (Four Corners, and Talbot Avenue). In 2004, CSNDC joined with three other CDC’s (Dorchester Bay, Mattapan, and South-west Boston) in the Fairmount Collaborative, to plan for and carry out the physical and social redevelopment needed to support expansion of the Line. The Collaborative has sponsored a nationally recognized planning study by Goody-Clancy (copies of which are available upon request), won several grants to support its work (from Surdna, Hyams, Boston Foundation and others), and sponsored extensive community planning around each of the new stops.

18 New England Avenue: A two story commercial property on a 3,588 square foot lot, which formerly housed a blacksmith shop; acquired November 2011. State and/or federal historic tax credits will be used for this property.

Design

Talbot Commons 1 will contribute to the transformation of the immediate area from an assortment of vacant lots and aging commercial / light industrial buildings into a vibrant residential neighborhood close to shops, jobs, and transit. TC1 is a mixed use concept including residential, commercial, and open space uses. The proposed project consists of:

- 18 affordable rental housing units
- 730 square feet of commercial space
- 7 off-street parking spaces

Sitework:

The general sitework consists of regrading, site lighting, resurfacing of existing drives and parking areas to remain; walkways, site furniture, and plantings. New playground and gateway structures, as well as new fencing at all perimeter property lines are included in scope.

Site and Building Data

Site Area:

Street Address	14 New England/17 Mallard	18 New England	15 Mallard	Total
Square Feet	11,919	3,588	4,308	19,815
Acres	0.27	0.08	0.10	0.45

Proposed GSF:

Bldg.	GSF	% of total
Production		
18 New England (Colpitts)	4,050	17%
17 Mallard	4,427	18%
14 New England	12,573	52%
Talbot Commons subtotals	21,050	86%
Preservation		
15 Mallard	3,300	14%
Totals	24,350	100%

Unit Mix:

Bldg.	1 BR units	2 BR units	3 BR units	4 BR units	Total # of units
Production					
18 New England (Colpitts)	3				3
17 Mallard		3			3
14 New England		7	2		9
Talbot Commons subtotals	3	10	2	0	15
Preservation					
15 Mallard		3			3
Totals	3	13	2	0	18
Bedroom %	17%	72%	11%	0%	100%

Affordability

Highlights

- All 18 units LIHTC compliant (household income ≤ 60% AMI)
- All 18 units compliant with affordability restrictions for Mass DHCD and Boston DND / NHT

CSNDC housing is generally targeted to moderate income households. For example the income ranges for CSNDC’s most recent rental development (The Levedo Building) are subject to the federal IRS Low Income Housing Tax Credit program and are as follows:

HH Size	Max (60% AMI)	Min (50% AMI)
1	\$36,580	\$32,150
2	\$44,100	\$36,750
3	\$49,620	\$41,350
4	\$55,080	\$45,900
5	\$59,520	\$49,600
6	\$63,900	\$53,250
7	\$68,340	\$56,950

In addition,

- Lower income households with *household-based* governmental rental assistance are welcomed.
- Some units may be reserved for formerly homeless households and/or for Mass DMH / DMR households.
- 3 units will be dedicated artist live/work spaces for low-income BRA certified artists.

Homeless Set Aside			
	(MRVP/Sec. 8 Subsidized)	Tax Credit only	Totals
Rental	3	15	18

Funding and Financing/Total Development Costs

Anticipated permanent sources include: Low Income Housing Tax Credits, City of Boston (HOME/NHT), Commonwealth of Massachusetts (AHTF, HOME HSF, CATNP), Mass Development, Federal and State Historic Tax Credit equity. Acquisition / Predevelopment sources are LIFE Initiative and Local Initiatives Support Corporation. Construction financing and permanent financing are to be determined.

Sources of Funds	
Public Funds	
Mass DHCD: HSF/HOME/FCF/CBH/CATNP/AHTF	\$1,540,000
Boston DND HOME	\$810,500
Boston NHT	\$667,373
Mass Development Grants	\$221,085
Subtotal: Public Funds	\$3,238,958
Equity and Grants	
Federal LIHTC Equity	\$3,105,000
Federal Historic Tax Credits Equity	\$61,301
Mass Historic Tax Credits Equity	\$121,176
Energy Star rebates	\$18,000
Rent (interim use)	\$48,707
Grants: Home Depot / Oak Hill / Solar	\$66,457
Subtotal: Equity and Grants	\$3,420,641
Permanent Debt	
	\$498,905
TOTAL SOURCES	\$7,158,504

Permitting & Zoning

Applications for building permits were filed at Boston Inspectional Services Department on April 25, 2013. "Rejection letters" (due to zoning violations) from Boston ISD was issued on July 03, 2013. An application to the Zoning Board of Appeal is now being prepared.

Talbot Commons is subject to Boston Redevelopment Authority Article 80 Small Project Review. An introductory meeting with BRA was held on Wednesday, March 06, 2013. An application was submitted to the BRA on September 1, 2013.

Environmental Remediation

NA

Construction

CSNDC has not chosen a general construction contractor. A bid process will be conducted prior to finance closing, per Boston DND requirements.

Marketing

NA

Community and Elected Official Support

- TC1 is the second CSNDC project to be implemented that conforms to the Talbot Norfolk Triangle Master Plan at Codman Square (September 2007). The Plan was arrived at through a series of community planning meetings held from January to April, 2007. Specific review of TC1 began with a community meeting held on June 8, 2010, and has continued to the present.
- On May 22, 2012, the local neighborhood group for the project sites, Talbot-Norfolk-Triangle Neighbors United, voted to support the project. The vote tally was 32 in favor, 2 opposed, 2 abstentions. A formal letter of support is pending; in the interim, see email from Paul Malkemes of TNTNU dated 5/23/12. *(Note: This support was for the project in its prior configuration. CSNDC plans to resubmit this to the community for a letter of support for the smaller project during the month of February.)*
- Codman Square Neighborhood Council has given a letter of support dated June 14, 2013
- A *Community Process Activity Log* is available upon request.
- CSNDC has begun the process of asking for elected official support.

Project Team

- Sponsor / Developer: CSNDC
- Architecture: The Narrow Gate
- Transportation / Traffic Consultant: Vanasse Hangen Brustlin
- Survey: R.E. Cameron
- Environmental Engineering: McPhail Associates
- Geotechnical Engineering: McPhail Associates
- Project Attorneys: Goulston and Storrs/ McKenzie and Associates
- Marketing and Management: Winn Residential

Codman Square Neighborhood Development Corporation has 25 years of community development experience with over 700 units of affordable housing and 40,000 square feet of commercial retail space. **Mark Dinaburg** is CSNDC's Director of Real Estate Development, and plays a supervisory role in all phases of development of the project. **Muammar Hermanstyne** is the Project Manager for Whittier Place and is responsible for day to day management of the project. Both Mr. Dinaburg and Mr. Henzy have extensive experience in all phases of real estate development including feasibility and acquisition, public relations, permitting, financing, construction management, marketing.

The Narrow Gate is an award-winning firm with an extensive portfolio of affordable, mixed-income, and workforce housing design in the Boston area, nationally, and overseas.

Schedule

Current schedule projections include:

Construction finance closing: December 2014

Construction completion: December 2015

Sustained occupancy: March 2016

Detailed schedule available upon request.

Neighborhood Context

The project site is approximately one quarter of a mile east of Codman Square, a commercial center with a history that dates to the 17th century. The surrounding neighborhood is mostly composed of duplexes and three-deckers from the late 19th and early 20th centuries.

Public Benefits: Affordable Housing and Job Creation

Talbot Commons Phase will provide affordability for 18 existing low to moderate-income households. Without this project, these vulnerable households could be subject to neighborhood displacement or homelessness without the development of additional inventory. This project will provide these moderately affordable (LIHTC rent structure) units to new tenants, at a time when affordable rental housing remains a concern in the City of Boston.

Talbot Commons Phase I will also be an agent for economic development via by providing approximately 30-40 construction jobs over a 14 month construction period.

Traffic, Parking and Vehicular and Pedestrian Access

The current design calls for 7 parking spaces. The ratio of .4 spaces per unit should be sufficient, especially considering the sites proximity to the Talbot Train Station. The main abutting street, Talbot Avenue, is 50' wide and the secondary abutting street, New England Street, is approximately 40' wide at the intersection. Both streets carry moderate traffic volumes. We do not anticipate a significant traffic impact and accordingly we have not commissioned a traffic study at this time.

Pedestrian access to the site will be extensive as the site is at a corner with multiple points of entry. The construction plan will include rehabilitation of the City of Boston sidewalks along the entire perimeter of the site, per Boston Public Works requirements.

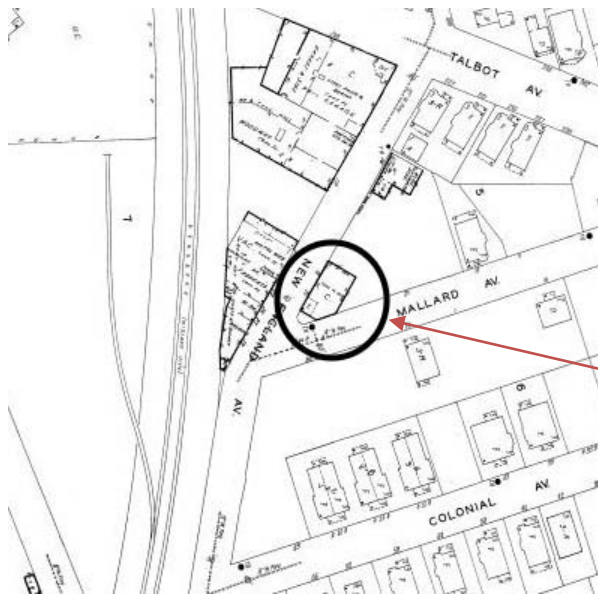
Talbot Commons (as previously mentioned) also enjoys excellent public transportation options. The MBTA #22 bus line (.1 miles from the site, with frequent service) provides access to the Red Line Ashmont Station and the Orange Line Jackson Square Station. The site is within 1 mile of Shawmut Station as well. Additionally, the Talbot Avenue Stop on the Fairmount commuter line is currently open.

Historic Significance (Colpitts Building)

Talbot Commons will include the historic redevelopment of 18 New England Avenue (aka the “Colpitts building”). The primary goal is the creation of artist live/work space.

Situated at the northeast corner of the intersection of New England and Mallard Avenues, the E.G. Colpitts Company building is a nearly rectangular, two-story, industrial building constructed in 1927. The red brick building is surrounded by vacant lots and deteriorated buildings to the north, east, and south, some of which are undergoing rehabilitation or replacement with new construction. A severely deteriorated one-story, brick and corrugated metal former blacksmith shop, known as Callahan’s Blacksmith Shop, is located across the street at 29 New England Avenue.

Located just a few blocks from Franklin Field, the E.G. Colpitts Company blacksmith shop was uniquely sited to serve the horse races at the Speedway that operated there between 1911 to 1931 by the Dorchester Gentlemen’s Driving Club. Continuously operated as a blacksmith shop from 1927 to 2010, this property may be one of the longest continuously operated blacksmith shops in the City of Boston. The building was constructed by a Canadian immigrant who settled in the Dorchester neighborhood at the turn of the century. This unique vernacular, industrial building appears to be one of the earliest masonry blacksmith shops to be constructed in the Codman Square area, a building type that replaced earlier wood frame stables that serviced horses into the twentieth century.



Historic Preservation Certification application (National Park Service) available upon request.

For more information, please contact:

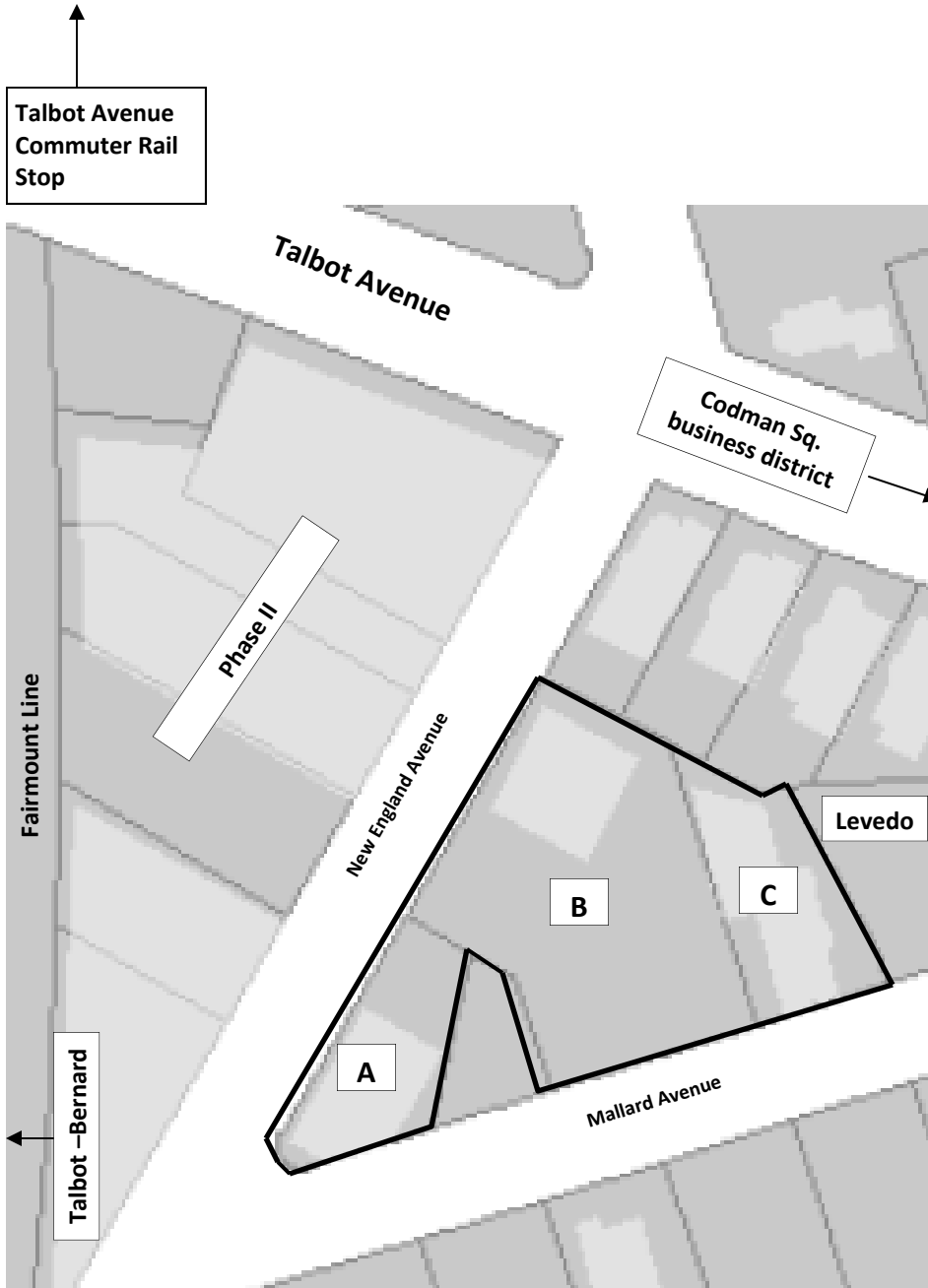
Muammar Hermanstyne, Project Manager
617-825-4224 x145
muammar@csndc.com

CNSDC: Talbot Commons Phase I
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Map and Photos

- 1) Locus Map Showing parcels

Codman Square Neighborhood Development Corporation
Talbot Commons Phase 1: Site Assembly Map
 Updated: January 28, 2013



Map Key	Site address	Parcel ID	SF	Owner	Assessed Value	Appraisal Value	Appraisal Date	Building?	Acquisition \$	\$/SF	Status	Acq Date	
A	18 New England	1701580000	3,588	Talbot Station I LLC	\$72,500	\$230,000	6/23/2011	Building	\$230,000	\$64.10	acquired	11/30/2012	
B	14 New England	1701590000	11,919	Talbot Station I LLC	\$222,900	\$450,000	12/5/2008	Building	\$450,000	\$37.75	acquired	7/1/2009	
C	15 Mallard	1701589000	4,308	Codman Square Rehab	\$426,100	\$240,000	8/11/2009	Building	\$220,000	\$51.07	acquired	9/30/2009	
Total										19,815	\$900,000	\$45.42	
					\$721,500	\$920,000							

CNSDC: Talbot Commons Phase I
BRA Article 80, Small Project Review Application

2) Current Photos: 14 New England



CNSDC: Talbot Commons Phase I
BRA Article 80, Small Project Review Application

3) Current Photos: Colpitts – 18 New England



4) Historic Photo: 15 Mallard



Zoning Analysis

Note: This analysis is based on the April 11, 2013 drawings, which were submitted to Boston ISD on April 25, 2013. The ISD rejection letters will be based on the 04/11/13 drawings.

	14 New England Ave.		15 Mallard Ave.		17 Mallard Ave.		Colpitts-18 N.E. Ave.	
	9 Units		3 Units		3 Units		3 Units	
	Required	Proposed	Required	Existing	Required	Proposed	Required	Existing (Change of Use)
Lot Size (19,815 sf total)								
Building Area GSF (24,015 sf total)		12573 sf		3300 sf		4092 sf		4050 sf
Front Yard Setback	15'	7'	15'	2.1'	15'	3.3'	15'	0'-10'
Side Yard Setback	10'	6.8'	10'	4.1'	20'(Item 1)	14.7'	10'	2.7'
Rear Yard Setback	(Item 2)		30'	31'-2"	(Item 2)		30'	32'9"
Maximum FAR (1.21 total)	0.4	1.21	0.4	1.21	0.4	1.21	0.4	1.21
Minimum Lot Area (per dwelling unit)	6,000 for first 2 units + 3,000 each addl.	1100/DU	6,000 sf for any other dwelling (3F)	1100/DU	6,000 sf for any other dwelling (3F)	1100/DU	6,000 sf for any other dwelling (3F)	1100/DU
Minimum Lot Width	40'		50'		50'		50'	
Minimum Lot Frontage	40'	108'	50'	52'	50'	84'	50'	161'
Off-Street Parking	1-3 units: 1 space/DU; 9 spaces required	5 spaces	1-3 units: 1 space/DU; 3 spaces required	1 space	1-3 units: 1 space/DU; 3 spaces required	1 space	1-3 units: 1 space/DU; 3 spaces required	2 spaces
Usable Open Space (in square feet area)	750 sf/D.U. = 6,750 sf	8132 sf	none		none		none	
Maximum Building Height	35'	36'-2"	35'	35'-9"	35'	35'	35'	22'
Maximum No. of Stories	2.5	3.5	2.5	3	2.5	3	2.5	2
Uses	Townhouse:	Conditional	3-F Detached Dwelling	Allowed	3-F Detached Dwelling	Allowed	3-F Detached Dwelling	Allowed
							Accessory Art Use	Conditional

Boldface type indicates possible variance required.

(1) see Sec. 65-42 (13) Two or More Dwellings on a Lot

(2) see Sec. 65-42 (10) Rear Yards of Through Lots

Notes: No alterations proposed for 15 Mallard Ave., just landscaping incorporating it into the site.

The Colpitts Building (18 N.E. Ave.) was a foundry, but has been vacant for some years; proposed Change of Use to Residential.

CNSDC: Talbot Commons Phase I
BRA Article 80, Small Project Review Application

Appendix A: Architectural Drawings

PROJECT INFORMATION

- Two Existing Buildings including the Colpitts Building to be renovated into three units of artists' live/work housing and Community Gallery/Workspace; the other a 3-unit building consisting of three flats previously renovated.
- New Construction of two buildings: a 9-unit building consisting of six duplex apartments and three flats; and a 3-unit building consisting of three flats.

Existing Building: 18 New England Avenue (Colpitts)
 Gross Square Footage (GSF): 4,050
 3 Units Total: Three 1-BR Artist Live/Work Units

Floor 1: Unit 1: 1-BR Duplex, 980 NSF
 Unit 2: 1-BR Duplex, 1046 NSF
 Community Gallery/Workspace: 682 NSF

Floor 2: Unit 1: Upper Level
 Unit 2: Upper Level
 Unit 3: 1-BR Flat, 952 NSF

Existing Building: 15 Mallard Avenue (previously renovated)
 Gross Square Footage (GSF): 3,300
 3 Units Total: Three 2-BR Flats

Floor 1: Unit 1: 2BR Flat, 1,100 GSF
 Floor 2: Unit 2: 2 BR Flat, 1,100 GSF
 Floor 3: Unit 3: 2 BR Flat, 1,100 GSF

New Construction 17 Mallard Avenue
 Gross Square Footage (GSF): 4,092
 3 Units Total: Three 2-BR Flats

Floor 1: Unit 1: 2BR Flat, 1,364 GSF
 Floor 2: Unit 2: 2 BR Flat, 1,364 GSF
 Floor 3: Unit 3: 2 BR Flat, 1,364 GSF

New Construction: 14 New England Avenue
 Gross Square Footage (GSF): 12,573
 9 Units Total: Two 3-BR Duplexes; Four 2-BR Duplexes and Three 2-BR Flats

Floor 1: Unit 201: 2-BR Duplex, 1326 NSF
 Unit 202: 2-BR Duplex, 1251 NSF
 Unit 203: 2-BR Duplex, 1067 NSF
 Unit 204: 2-BR Flat, 1039 NSF

Floor 2: Unit 201: Upper Floor
 Unit 202: Upper Floor
 Unit 203: Upper Floor
 Unit 205: 2-BR Flat, 1017 NSF

Floor 3: Unit 206: 3-BR Duplex, 1384 NSF
 Unit 207: 3-BR Duplex, 1315 NSF
 Unit 208: 2-BR Duplex, 1029 NSF
 Unit 209: 2-BR Flat, 1017 NSF

Floor 4: Unit 206: Upper Floor
 Unit 207: Upper Floor
 Unit 208: Upper Floor

Building Total: 10,445 NSF

PERMIT SET

Developer: Codman Square Neighborhood Development Corp.
 587 Washington Street
 Dorchester, MA 02124
 T: (617) 825-4224

Structural Engineer:

Architect: The Narrow Gate Architecture, LTD
 121 East Berkeley Street, 3rd Floor
 Boston, MA 02118
 T: (617) 956-4012
 F: (617) 956-4015
 www.the-narrow-gate.com

MEP/FP Engineer:

Surveyor: R.E. Cameron & Associates, Inc.
 681 Washington Street
 Norwood, MA 002062
 T: (781) 8769-1777

Landscape Architect:

TALBOT COMMONS

PHASE I

New England and Mallard Avenues, Dorchester, MA



DRAWING LIST

A-0.0	COVER SHEET
-	CERTIFIED PLOT PLAN
A1-1.0	18 N.E. AVE. FLOOR PLANS
A2-1.0	18 N.E. AVE. ELEVATIONS
A1-2.1	14 N.E. AVE. FIRST FLOOR PLAN
A1-2.2	14 N.E. AVE. SECOND FLOOR PLAN
A1-2.3	14 N.E. AVE. THIRD FLOOR PLAN
A1-2.4	14 N.E. AVE. FOURTH FLOOR PLAN
A2-2.0	14 N.E. AVE. ELEVATIONS
A1-3.0	17 MALLARD AVE. FLOOR PLANS
A2-3.0	17 MALLARD AVE. ELEVATIONS
A1-4.0	15 MALLARD AVE. FLOOR PLANS
A1-4.1	15 MALLARD AVE. FLOOR PLANS
A2-4.0	15 MALLARD AVE. ELEVATIONS

**TALBOT COMMONS- Phase 1
 Preliminary Zoning : Combined Lot**

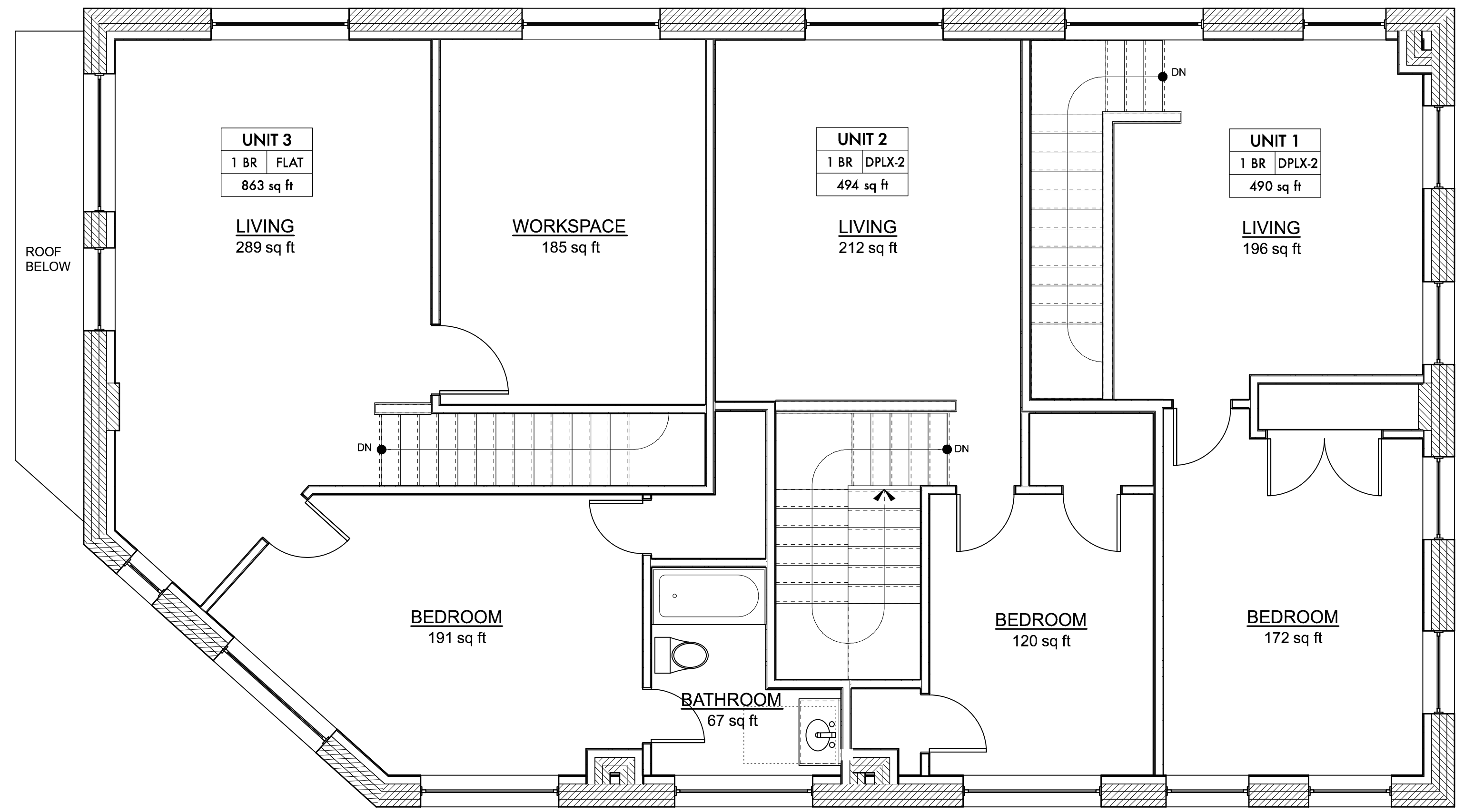
3F-6,000 Three-Family Residential Subdistrict

	14 New England Ave.		15 Mallard Ave.		17 Mallard Ave.		Colpitts-18 N.E. Ave.	
	9 Units	3 Units	3 Units	3 Units	3 Units	3 Units	3 Units	3 Units
	Required	Proposed	Required	Existing	Required	Proposed	Required	Existing (Change of Use)
Lot Size (19,815 sf total)								
Building Area GSF (24,015 sf total)		12573 sf		3300 sf		4092 sf		4050 sf
Front Yard Setback	15'	7'	15'	2.1'	15'	3.3'	15'	0'-10'
Side Yard Setback	10'	6.8'	10'	4.1'	20'(Item 1)	14.7'	10'	2.7'
Rear Yard Setback	(Item 2)		30'	31'-2"	(Item 2)		30'	32'9"
Maximum FAR (1.21 total)	0.4	1.21	0.4	1.21	0.4	1.21	0.4	1.21
Minimum Lot Area (per dwelling unit)	6,000 for first 2 units + 3,000 each addl.	1100/DU	6,000 sf for any other dwelling (3F)	1100/DU	6,000 sf for any other dwelling (3F)	1100/DU	6,000 sf for any other dwelling (3F)	1100/DU
Minimum Lot Width	40'		50'		50'		50'	
Minimum Lot Frontage	40'	108'	50'	52'	50'	84'	50'	161'
Off-Street Parking	1-3 units: 1 space/DU; 9 spaces required	5 spaces	1-3 units: 1 space/DU; 3 spaces required	1 space	1-3 units: 1 space/DU; 3 spaces required	1 space	1-3 units: 1 space/DU; 3 spaces required	2 spaces
Usable Open Space (in square feet area)	750 sf/D.U. = 6,750 sf	8132 sf	none		none		none	
Maximum Building Height	35'	36'-2"	35'	35'-9"	35'	35'	35'	22'
Maximum No. of Stories	2.5	3.5	2.5	3	2.5	3	2.5	2
Uses	Townhouse: Conditional		3-F Detached Dwelling	Allowed	3-F Detached Dwelling	Allowed	3-F Detached Dwelling	Allowed
							Accessory Art Use	Conditional

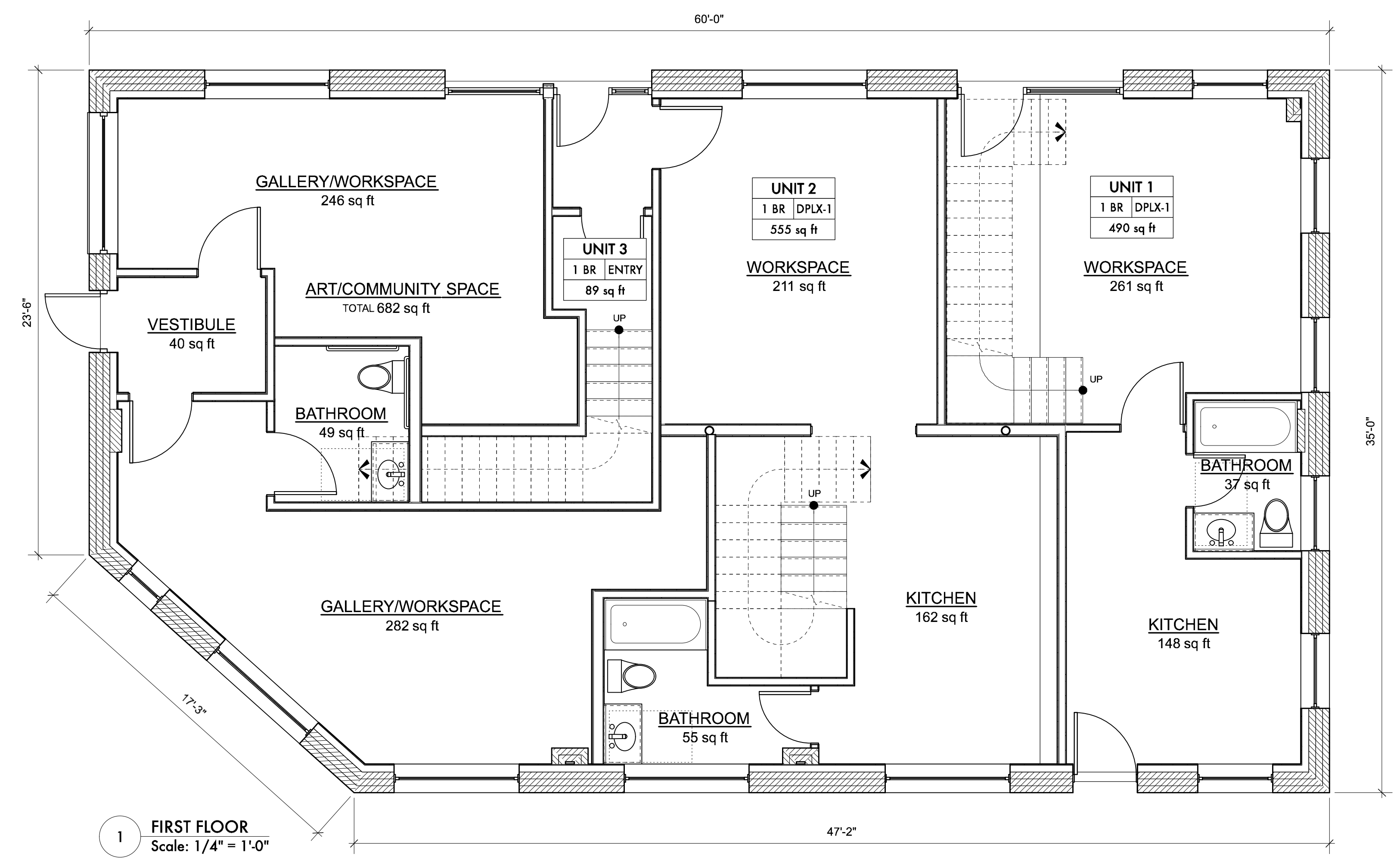
Boldface type indicates possible variance required.
 (1) see Sec. 65-42 (13) Two or More Dwellings on a Lot
 (2) see Sec. 65-42 (10) Rear Yards of Through Lots

Notes: No alterations proposed for 15 Mallard Ave., just landscaping incorporating it into the site.
 The Colpitts Building (18 N.E. Ave.) was a foundry, but has been vacant for some years; proposed Change of Use to Residential.

No.	Date	Revision Notes
1	4/4/13	ZONING SUBMISSION
No.	Date	Issue Notes
CLIENT: Codman Square Neighborhood Development Corporation		
TALBOT COMMONS PHASE 1		
DRAWING TITLE: COVER		
DATE: 04/04/13	DRAWING NO. SCHEMATIC DESIGN	
SCALE: none	A-0.0	

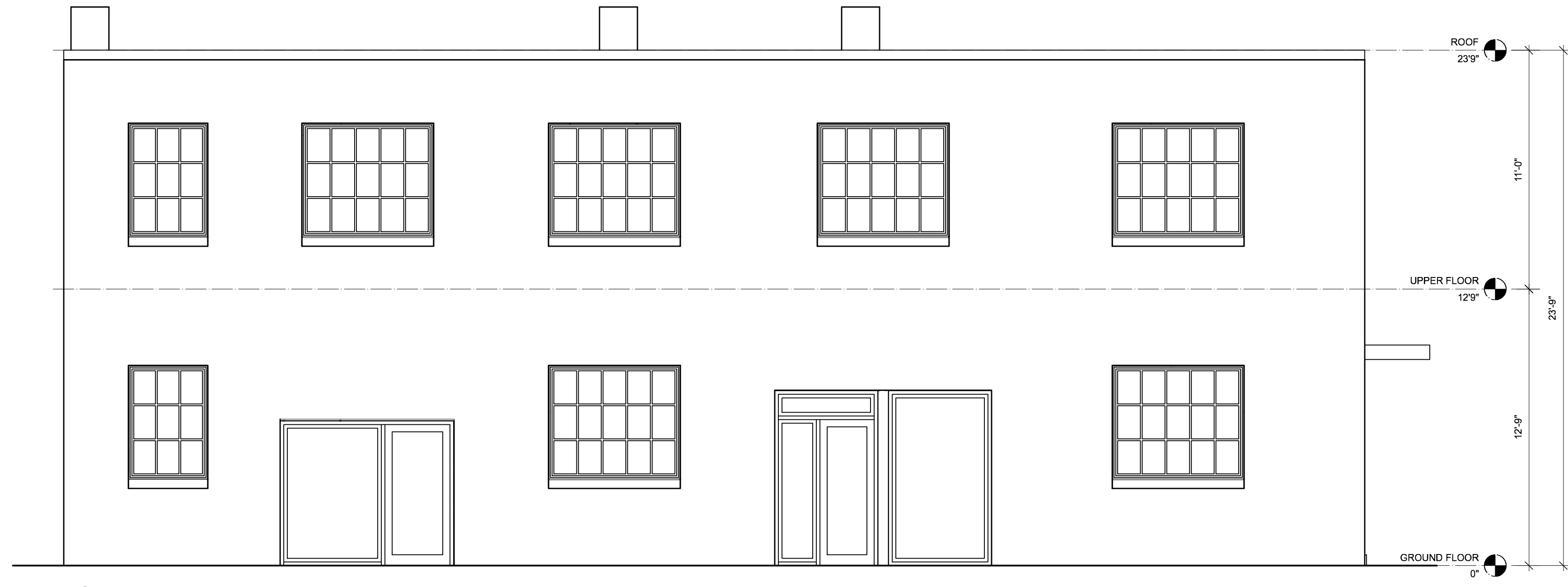


2 SECOND FLOOR
 Scale: 1/4" = 1'-0"



1 FIRST FLOOR
 Scale: 1/4" = 1'-0"

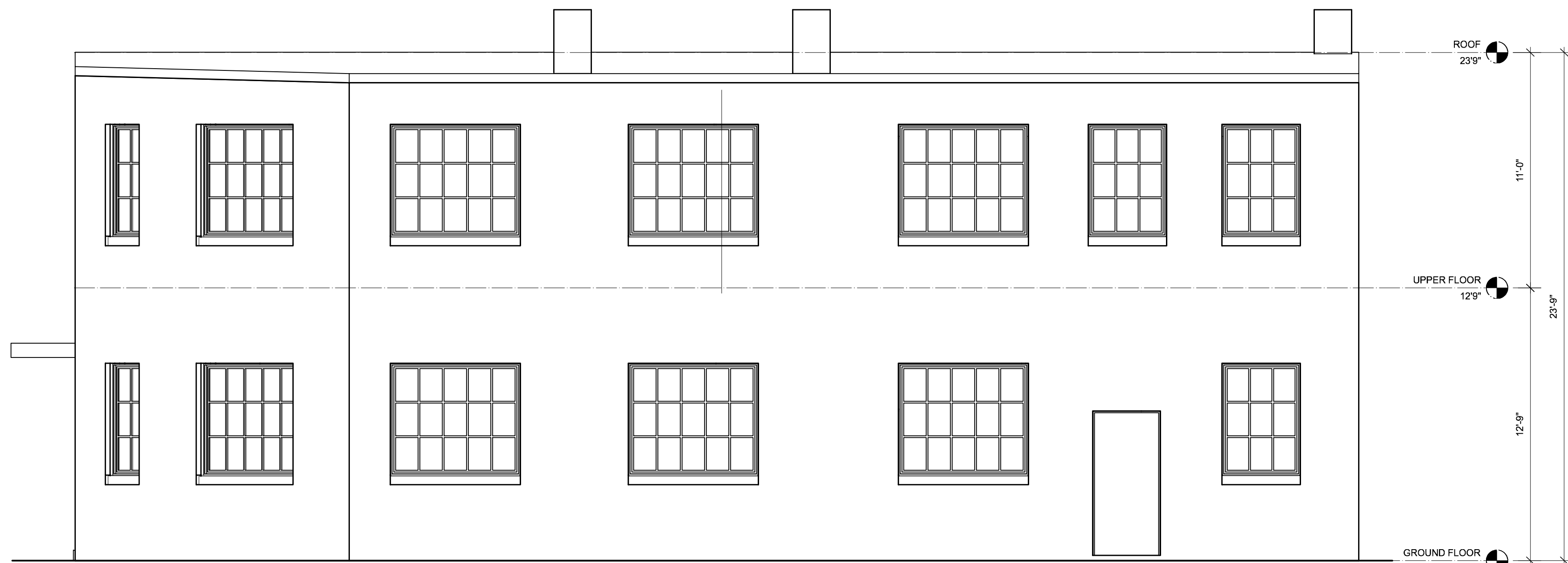
No.	Date	Revision Notes
No.	Date	Issue Notes
CLIENT: Codman Square Neighborhood Development Corporation TALBOT COMMONS PHASE 1 18 New England Ave. Dorchester, MA DRAWING TITLE: FLOOR PLANS		
DATE: 04/04/13	DRAWING NO.	
SCALE: 1/4"=1'-0"	A1-1.0	
18 NEW ENGLAND AVE.		



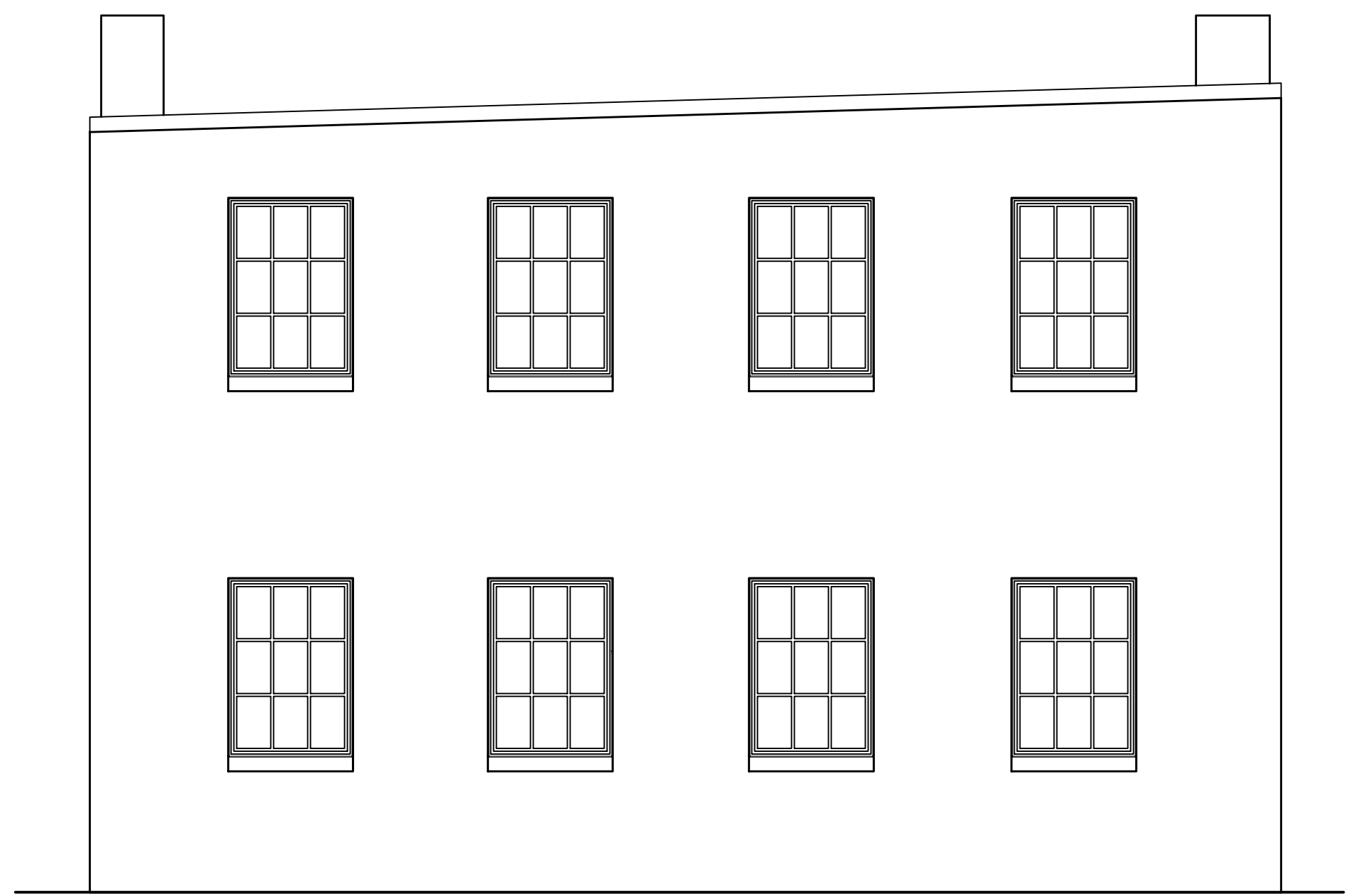
1 WEST (NEW ENGLAND AVE.) ELEVATION
 Scale: 1/4" = 1'-0"



2 SOUTH ELEVATION
 Scale: 1/4" = 1'-0"



3 EAST (MALLARD AVE.) ELEVATION
 Scale: 1/4" = 1'-0"



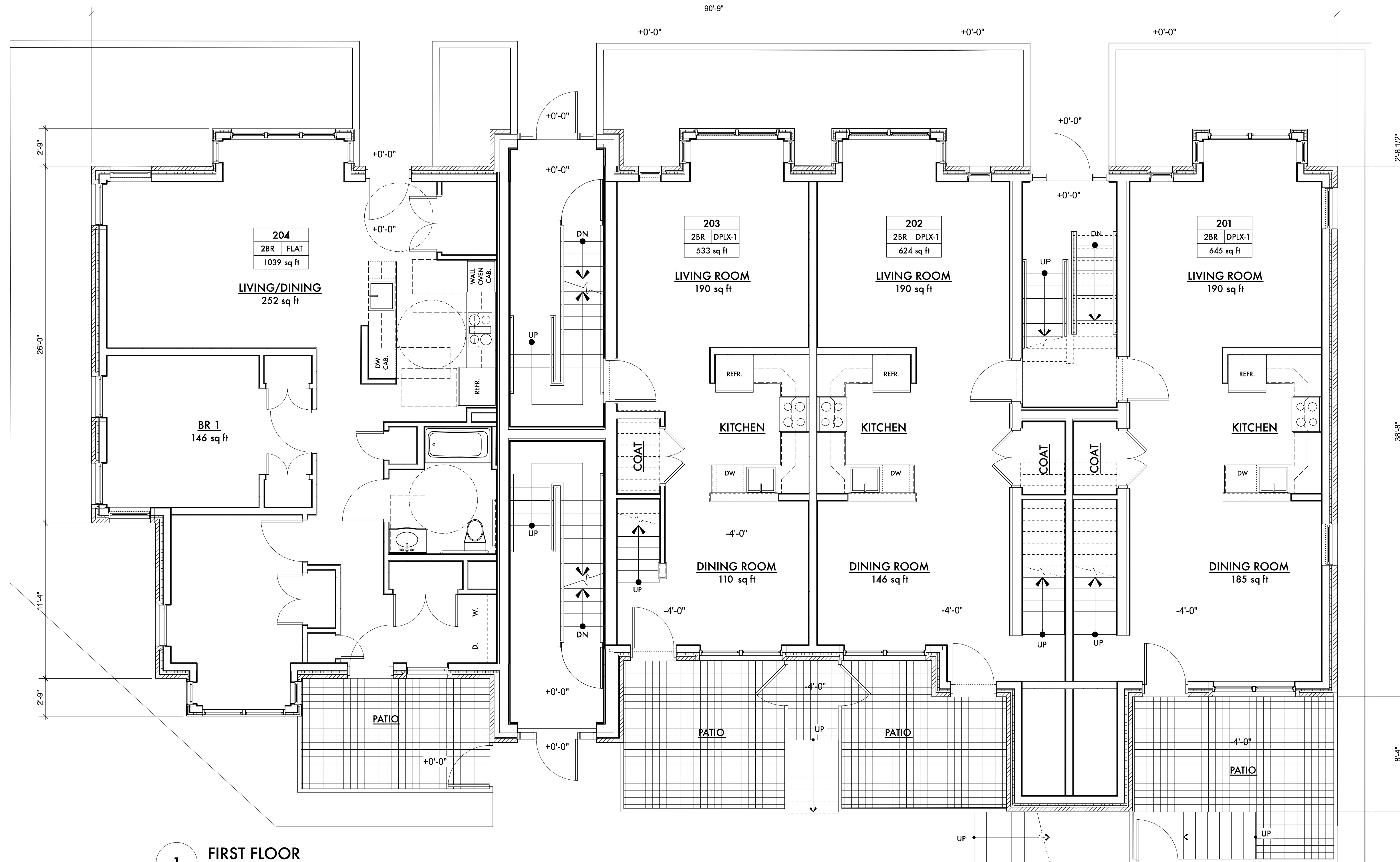
4 NORTH ELEVATION
 Scale: 1/4" = 1'-0"

No.	Date	Revision Notes
1	4/4/13	ZONING SUBMISSION

CLIENT:
 Codman Square Neighborhood
 Development Corporation
TALBOT COMMONS
 PHASE 1
 18 New England Ave.
 Dorchester, MA

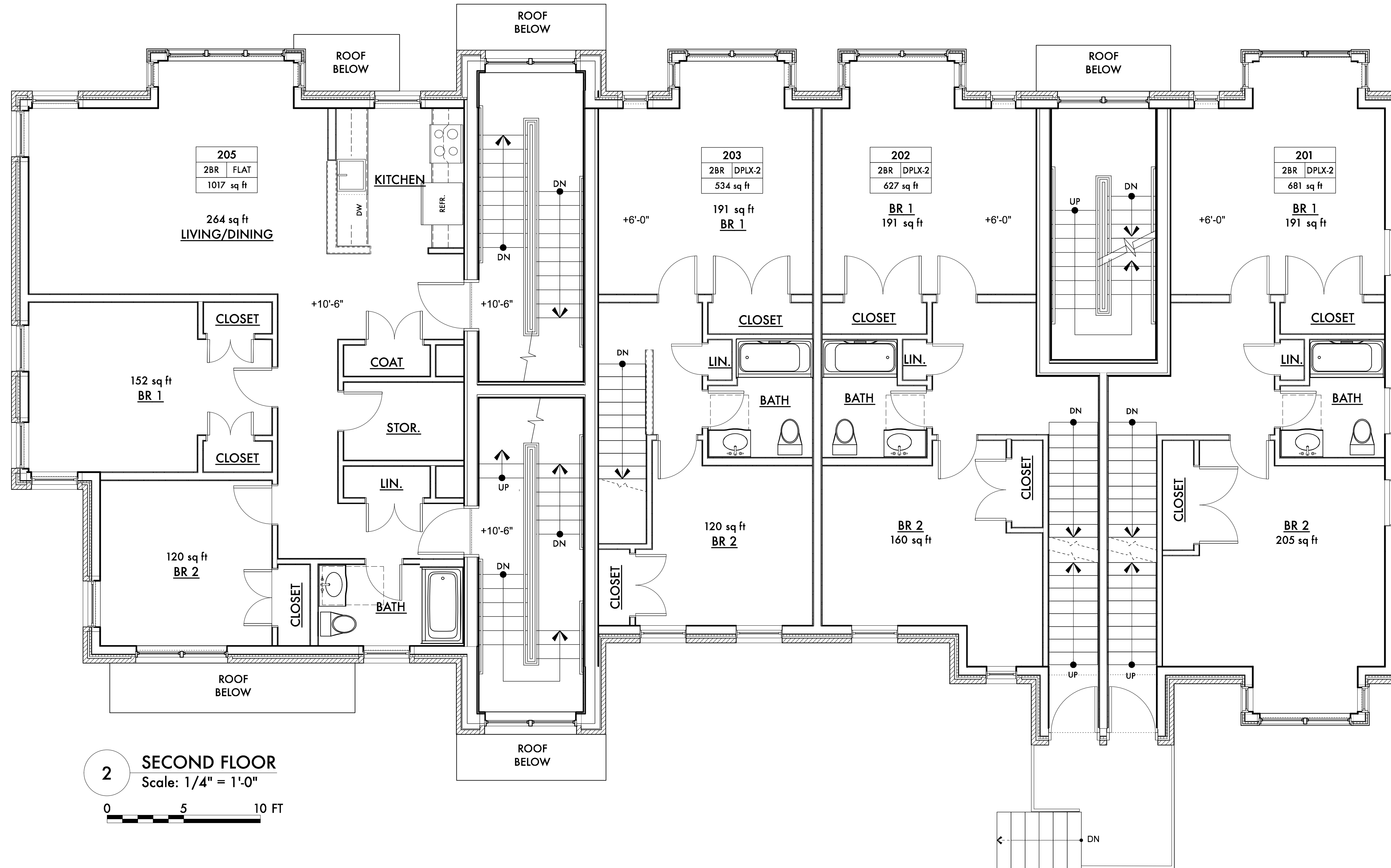
DRAWING TITLE:
ELEVATIONS

DATE: 04/04/13	DRAWING NO.
SCALE: 1/4"=1'-0"	A2-1.0
	18 NEW ENGLAND AVE.



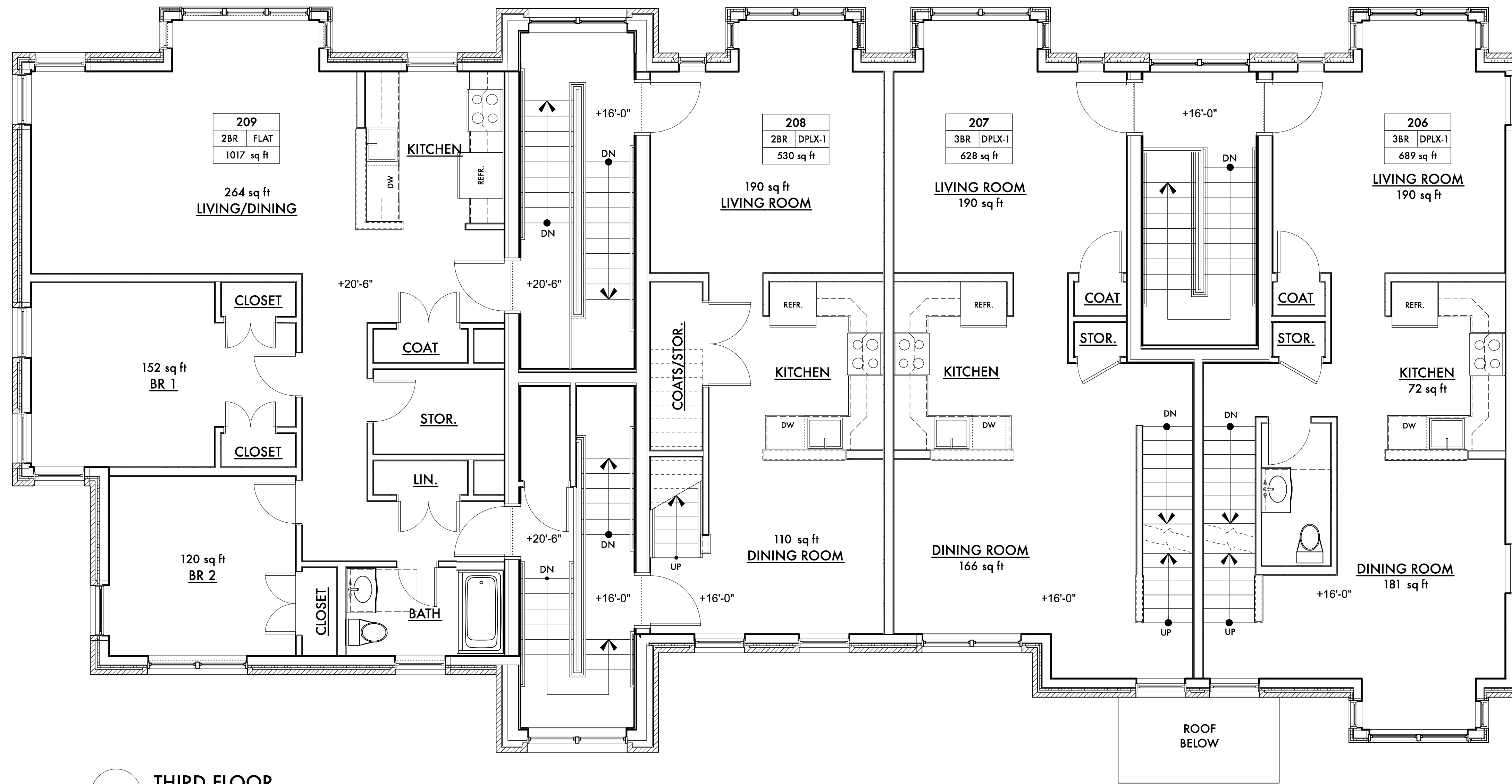
1 FIRST FLOOR
 Scale: 1/4" = 1'-0"
 0 5 10 FT

No.	Date	Revision Notes
1	4/4/13	ZONING SUBMISSION
No.	Date	Issue Notes
CLIENT: Codman Square Neighborhood Development Corp. TALBOT COMMONS PHASE 1 14 New England Ave. Dorchester, MA DRAWING TITLE: FIRST FLOOR PLAN		
DATE: 04/04/13	DRAWING NO.	
SCALE: 1/4"=1'-0"	A1-2.1	
14 NEW ENGLAND AVE.		



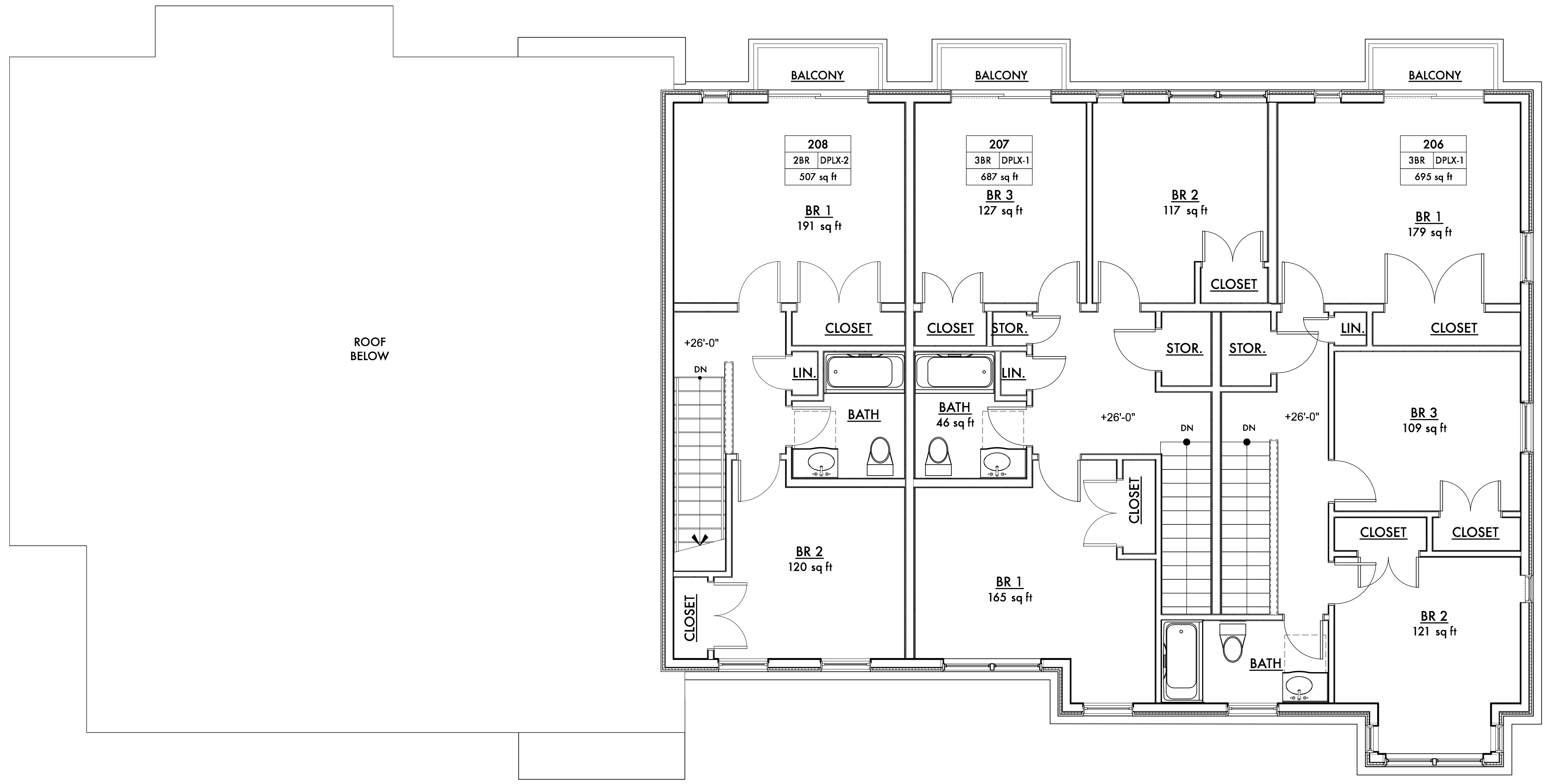
2 SECOND FLOOR
 Scale: 1/4" = 1'-0"
 0 5 10 FT

No.	Date	Revision Notes
1	4/4/13	ZONING SUBMISSION
No.	Date	Issue Notes
CLIENT: Codman Square Neighborhood Development Corp. TALBOT COMMONS PHASE 1 14 New England Ave. Dorchester, MA DRAWING TITLE: SECOND FLOOR PLAN		
DATE: 04/04/13	DRAWING NO.	
SCALE: 1/4"=1'-0"	A1-2.2	
14 NEW ENGLAND AVE.		



3 THIRD FLOOR
 Scale: 1/4" = 1'-0"
 0 5 10 FT

No.	Date	Revision Notes
1	4/4/13	ZONING SUBMISSION
CLIENT: Codman Square Neighborhood Development Corp. TALBOT COMMONS PHASE 1 14 New England Ave. Dorchester, MA DRAWING TITLE: THIRD FLOOR PLAN		
DATE: 04/04/13	DRAWING NO.	
SCALE: 1/4"=1'-0"	A1-2.3	
14 NEW ENGLAND AVE.		



4 **FOURTH FLOOR**
 Scale: 1/4" = 1'-0"
 0 5 10 FT

No.	Date	Revision Notes
1	4/4/13	ZONING SUBMISSION
No.	Date	Issue Notes
CLIENT: Codman Square Neighborhood Development Corp. TALBOT COMMONS PHASE 1 14 New England Ave. Dorchester, MA DRAWING TITLE: FOURTH FLOOR PLAN		
DATE: 04/04/13	DRAWING NO.	
SCALE: 1/4"=1'-0"	A1-2.4	
14 NEW ENGLAND AVE.		



1 WEST (STREET) ELEVATION
 Scale: 3/4" = 1'-0"



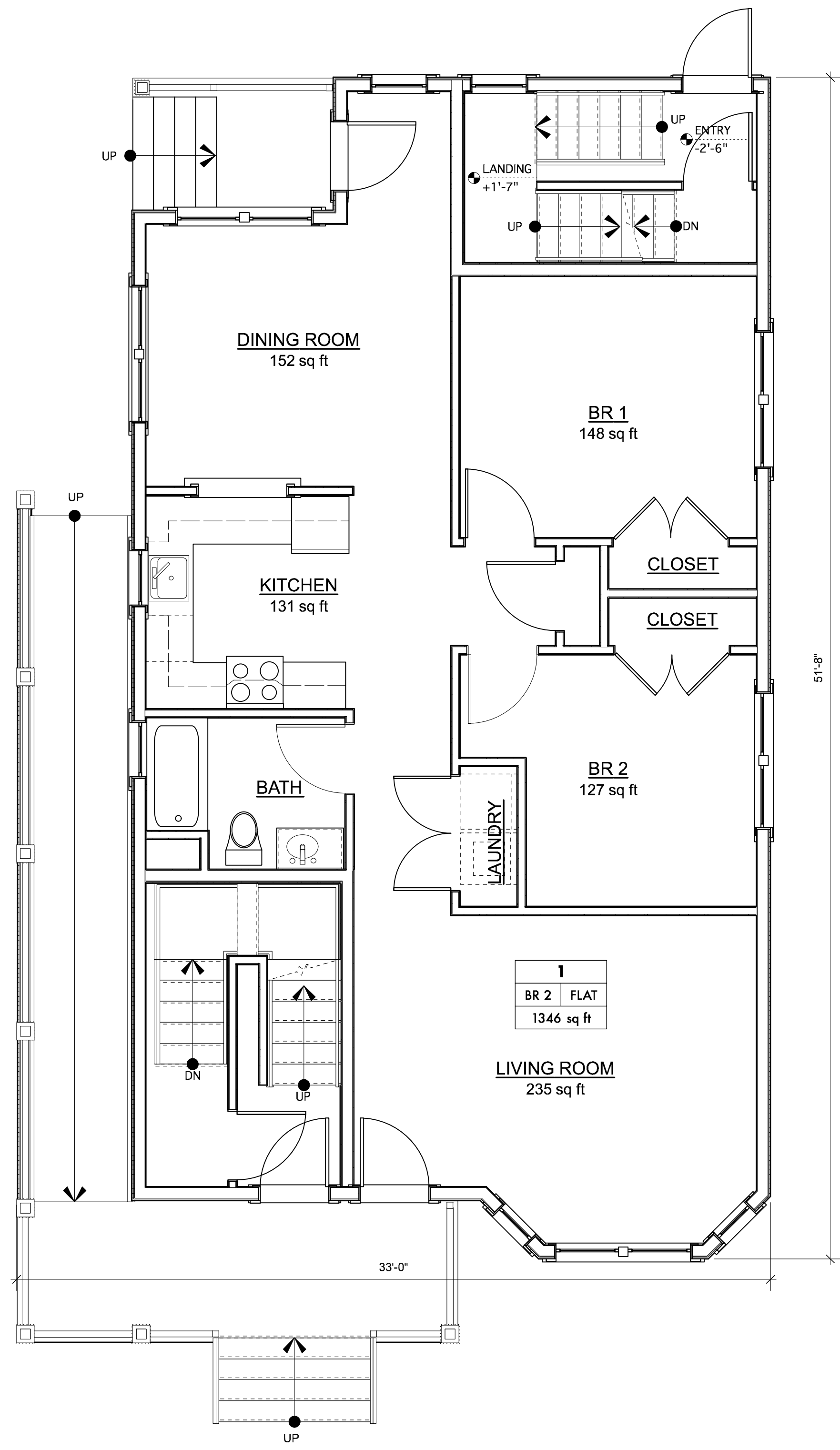
2 EAST (REAR) ELEVATION
 Scale: 1/4" = 1'-0"

No.	Date	Revision Notes
1	4/4/13	ZONING SUBMISSION

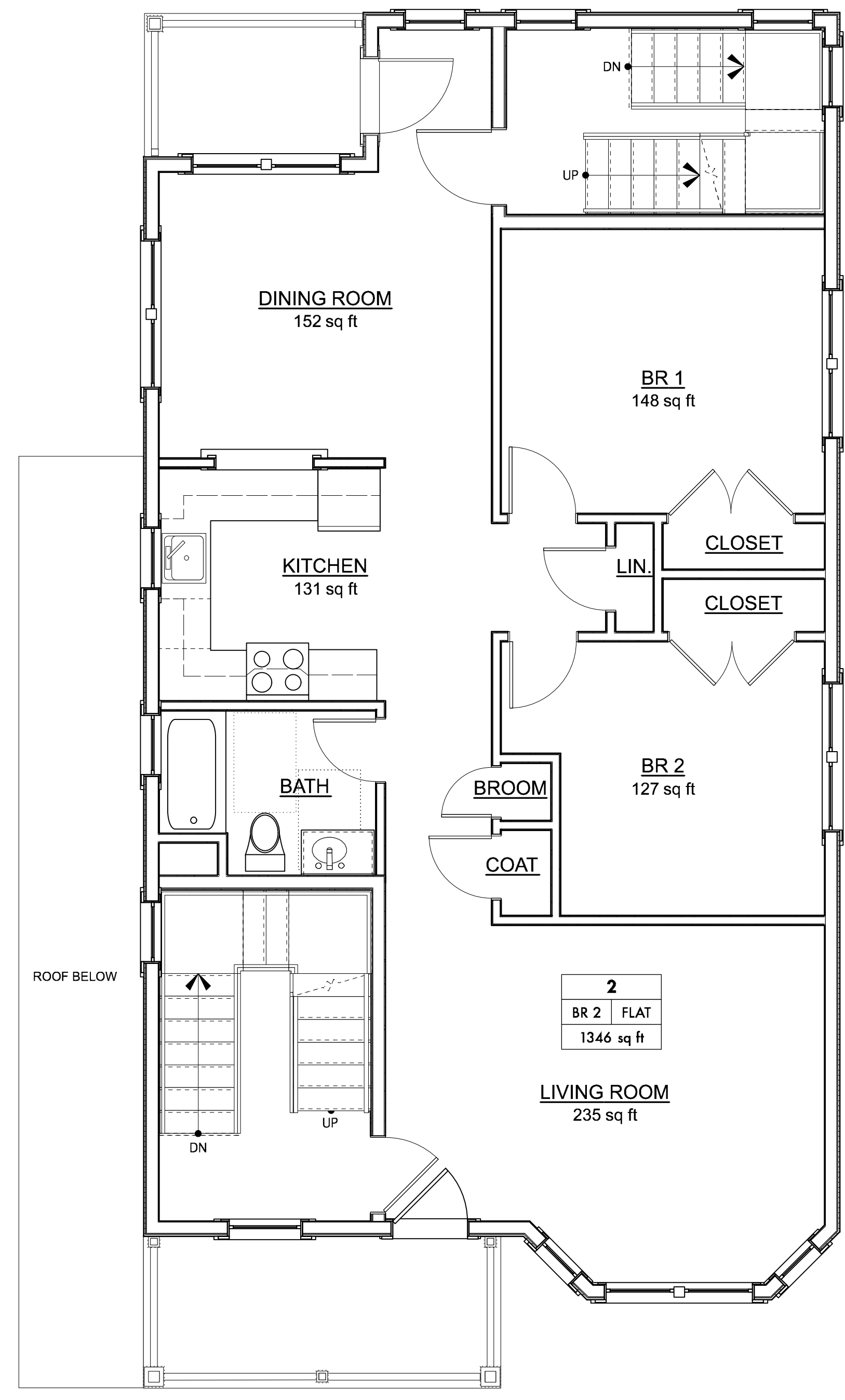
CLIENT:
 Codman Square Neighborhood
 Development Corporation
TALBOT COMMONS
 PHASE 1
 14 New England Ave.
 Dorchester, MA

DRAWING TITLE:
ELEVATIONS

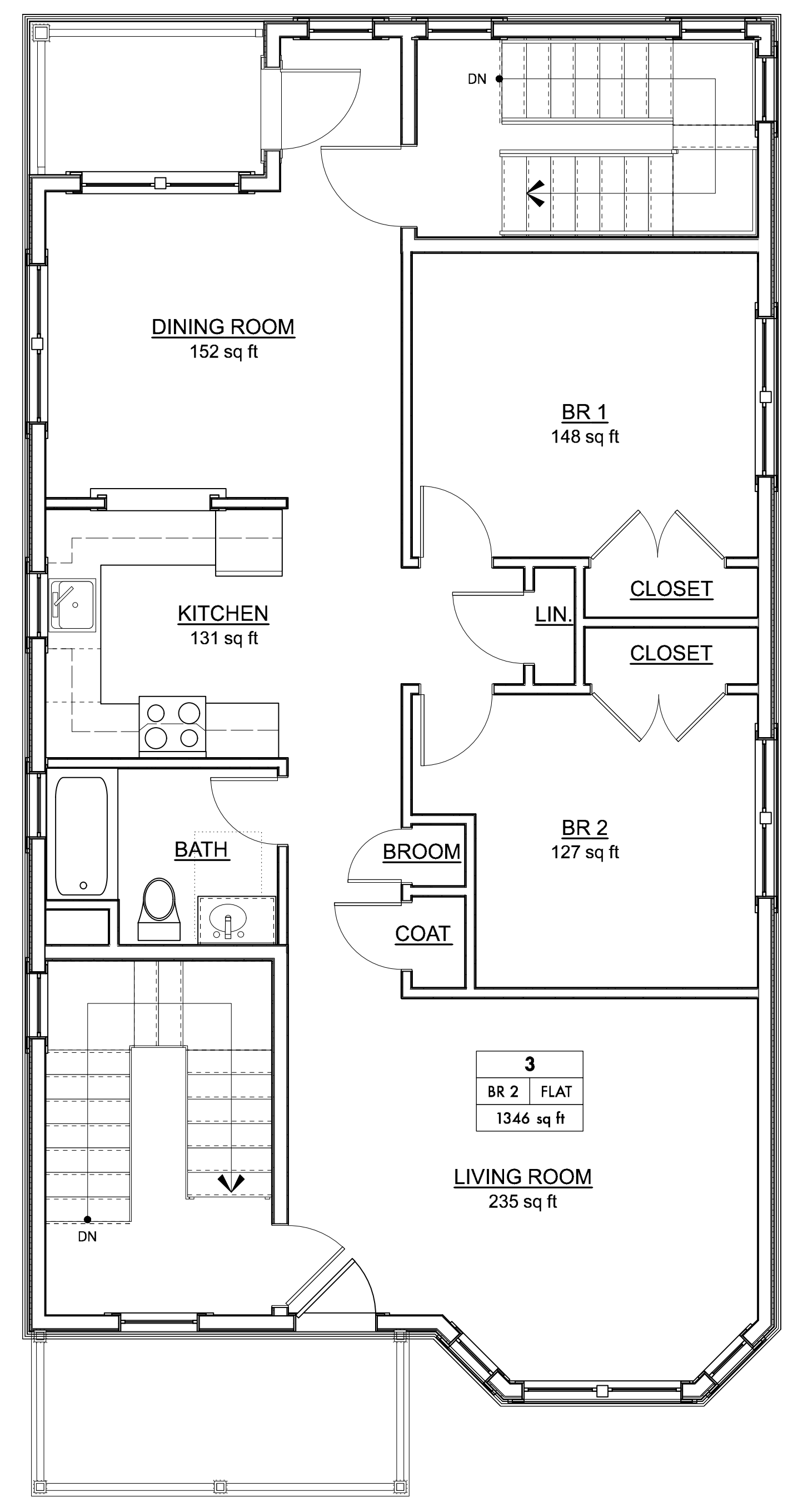
DATE: 04/04/13	DRAWING NO.
SCALE: 1/4"=1'-0"	A2-2.0
	14 NEW ENGLAND AVE.



1 FIRST FLOOR
 Scale: 1/4" = 1'-0"



2 SECOND FLOOR FLOOR
 Scale: 1/4" = 1'-0"



3 THIRD FLOOR PLAN
 Scale: 1/4" = 1'-0"

No.	Date	Revision Notes
1	4/4/13	ZONING SUBMISSION
No.	Date	Issue Notes

CLIENT:
 Codman Square
 Neighborhood Development Corp.
**TALBOT COMMONS
 PHASE 1**
 17 Mallard Ave.
 Dorchester, MA

DRAWING TITLE:
FLOOR PLANS

DATE:
 04/04/13
 SCALE:
 1/4"=1'-0"
 DRAWING NO.
A1-3.0
 17 MALLARD AVE.



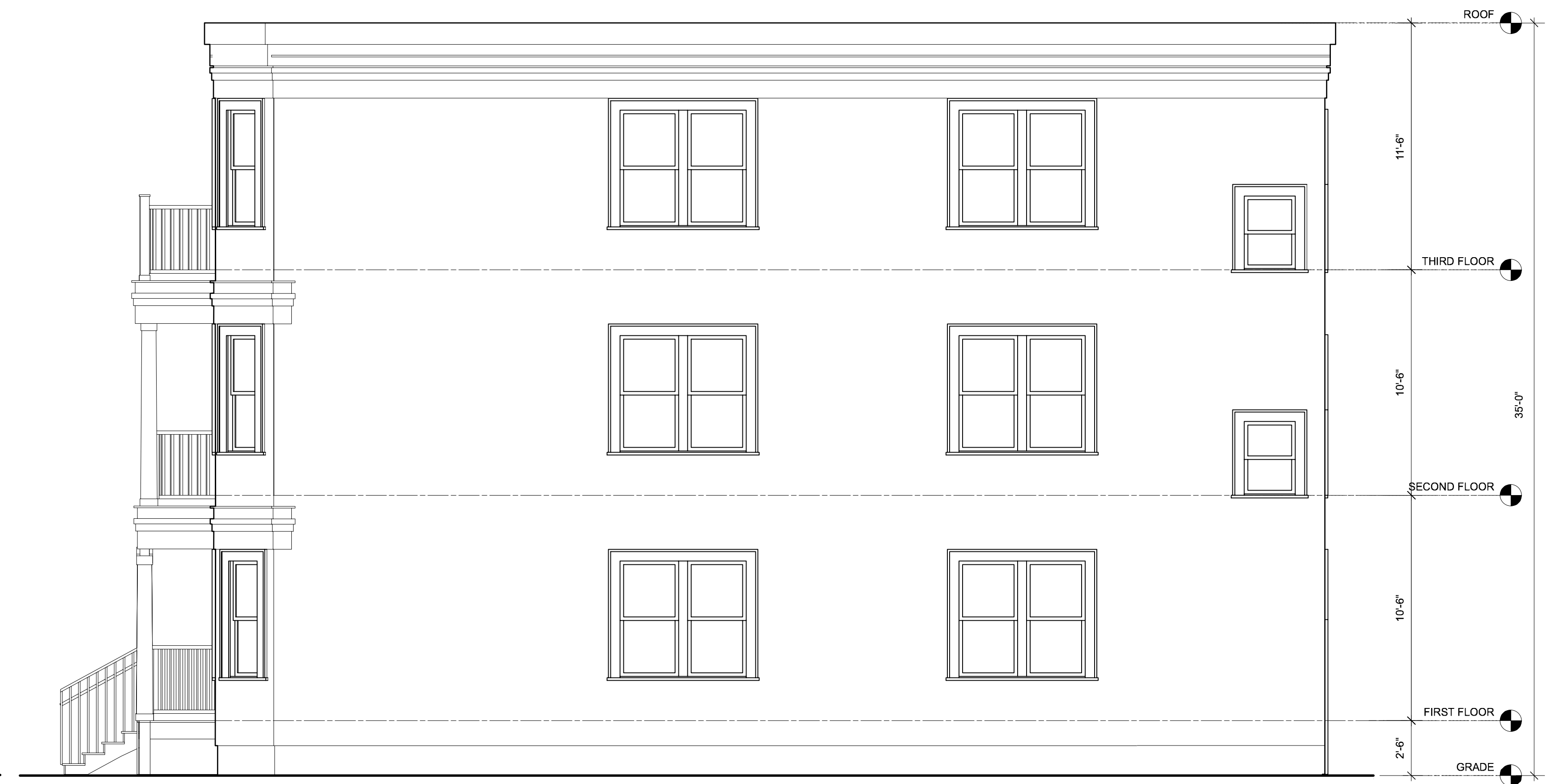
1 SOUTH (MALLARD) ELEVATION
 Scale: 1/4" = 1'-0"



2 WEST ELEVATION
 Scale: 1/4" = 1'-0"

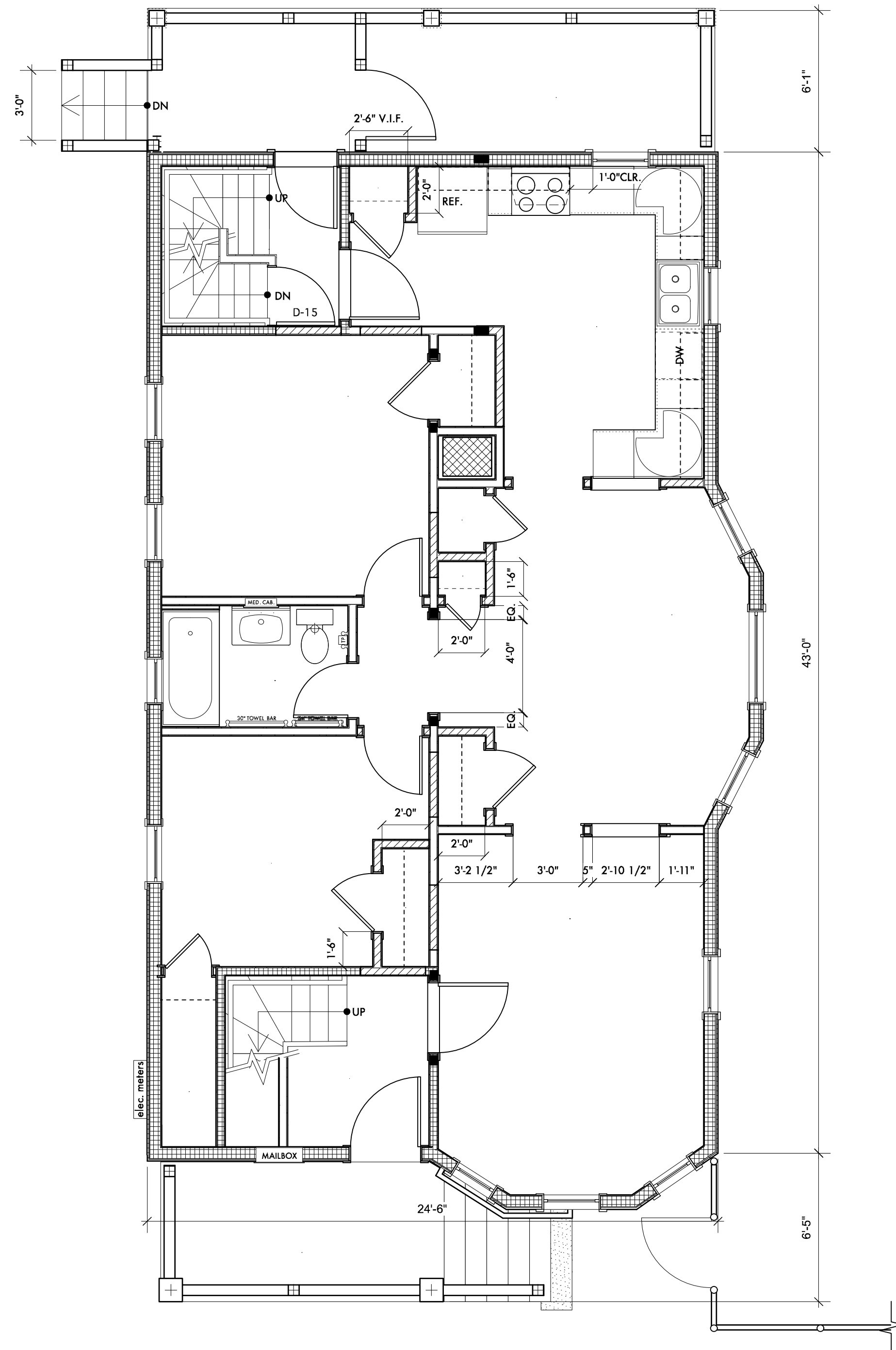


3 NORTH ELEVATION
 Scale: 1/4" = 1'-0"

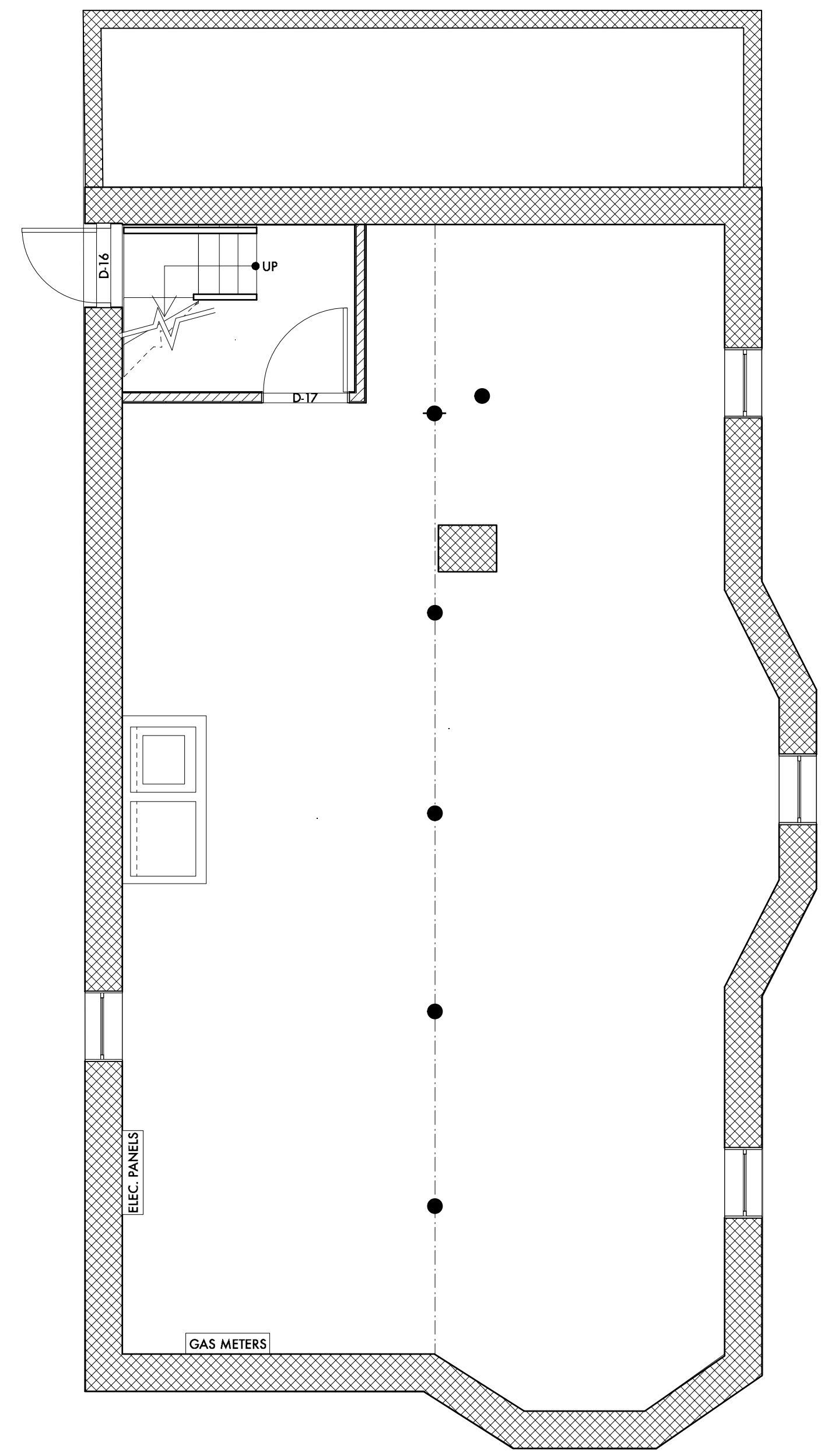


4 EAST ELEVATION
 Scale: 1/4" = 1'-0"

No.	Date	Revision Notes
1	4/4/13	ZONING SUBMISSION
No.	Date	Issue Notes
CLIENT: Codman Square Neighborhood Development Corp. TALBOT COMMONS PHASE 1 17 Mallard Ave. Dorchester, MA DRAWING TITLE: ELEVATIONS		
DATE: 04/04/13	DRAWING NO.	
SCALE: 1/4"=1'-0"	A2-3.0	
	17 MALLARD AVE.	



2 FIRST FLOOR
 Scale: 1/4" = 1'-0"



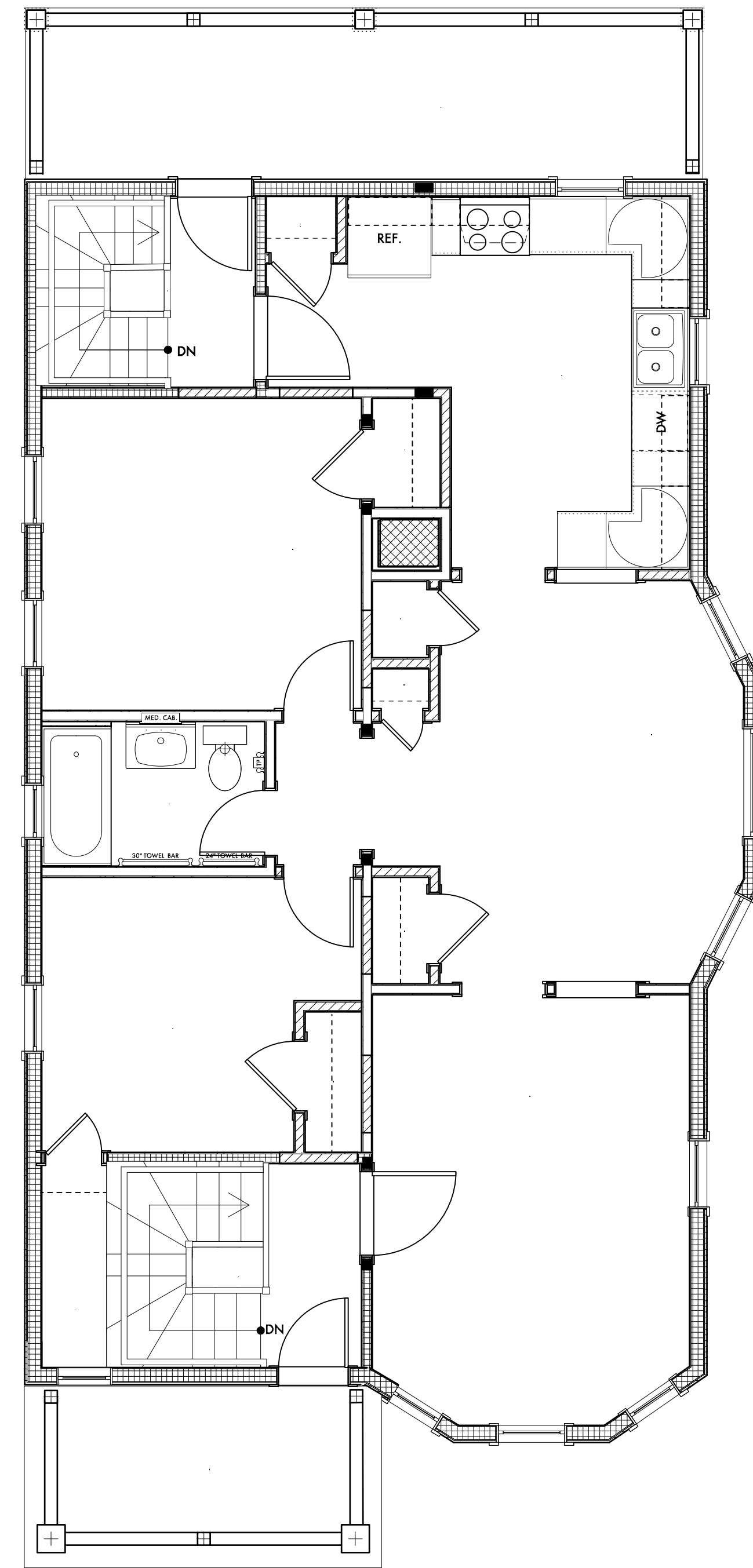
1 BASEMENT
 Scale: 1/4" = 1'-0"

No.	Date	Revision Notes
1	4/4/13	ZONING SUBMISSION

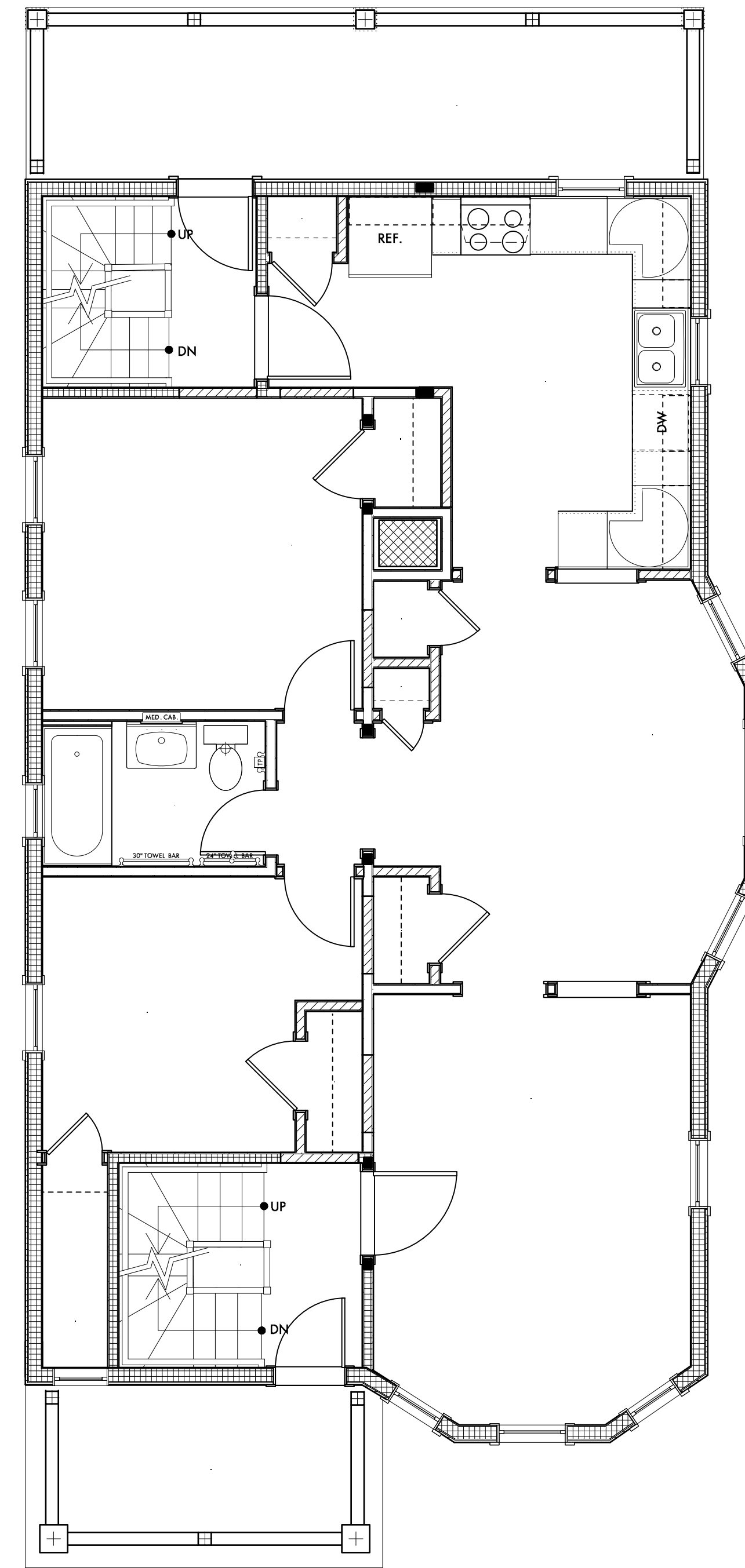
CLIENT:
 Codman Square Neighborhood
 Development Corporation
**TALBOT COMMONS
 PHASE 1**
 15 Mallard Avenue
 Dorchester, MA

DRAWING TITLE:
**FLOOR PLANS
 BASEMENT AND 1ST**

DATE: 04/04/13	DRAWING NO.
SCALE: 1/4"=1'-0"	A1-4.0 15 MALLARD AVE.



2 **THIRD FLOOR**
 Scale: 1/4" = 1'-0"

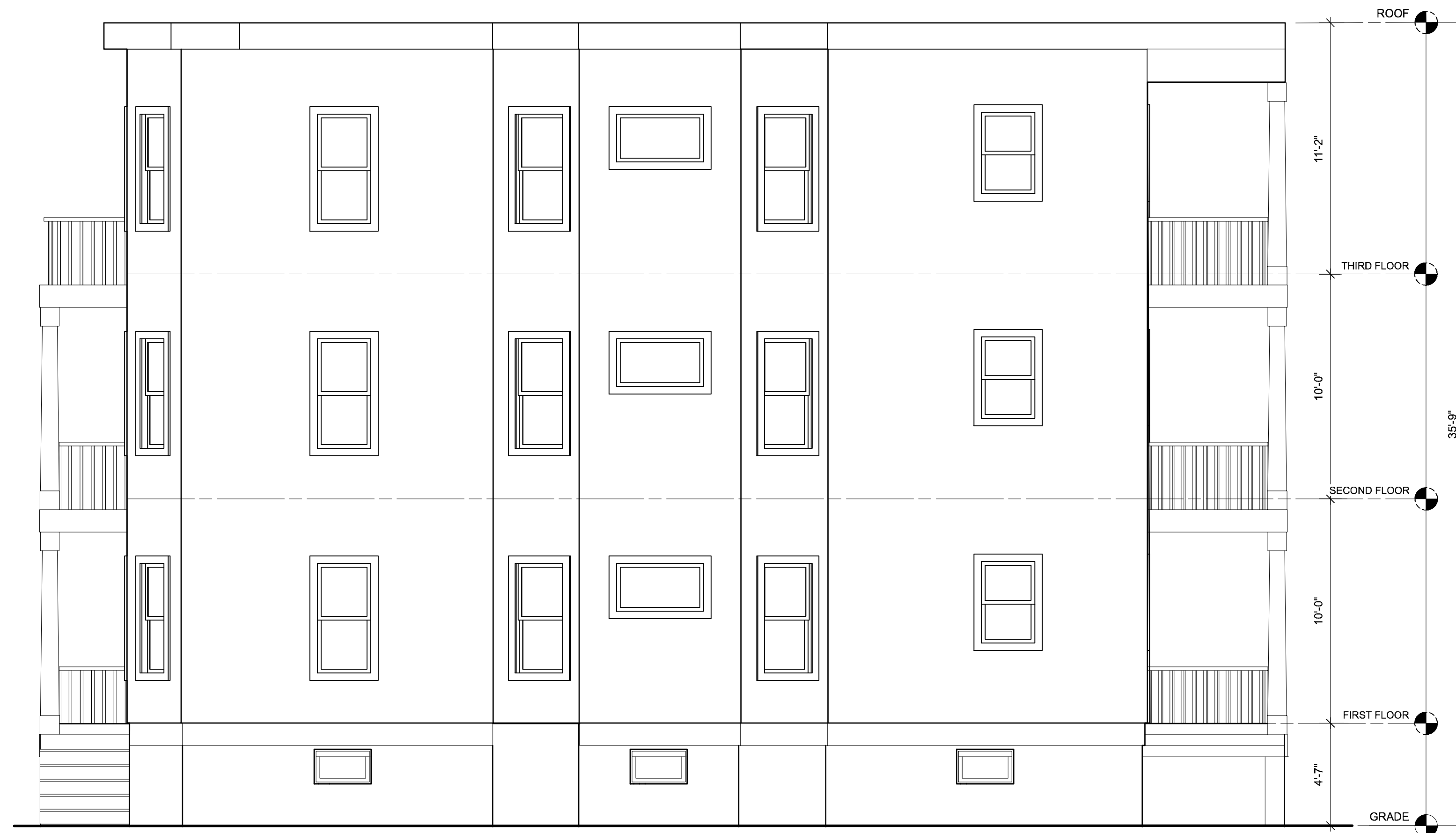


1 **SECOND FLOOR**
 Scale: 1/4" = 1'-0"

No.	Date	Revision Notes
1	4/4/13	ZONING SUBMISSION
No.	Date	Issue Notes
CLIENT: Codman Square Neighborhood Development Corporation TALBOT COMMONS PHASE 1 15 Mallard Avenue Dorchester, MA DRAWING TITLE: FLOOR PLANS 2ND AND 3RD		
DATE: 04/04/13	DRAWING NO.	
SCALE: 1/4"=1'-0"	A1-4.1	
15 MALLARD AVE.		



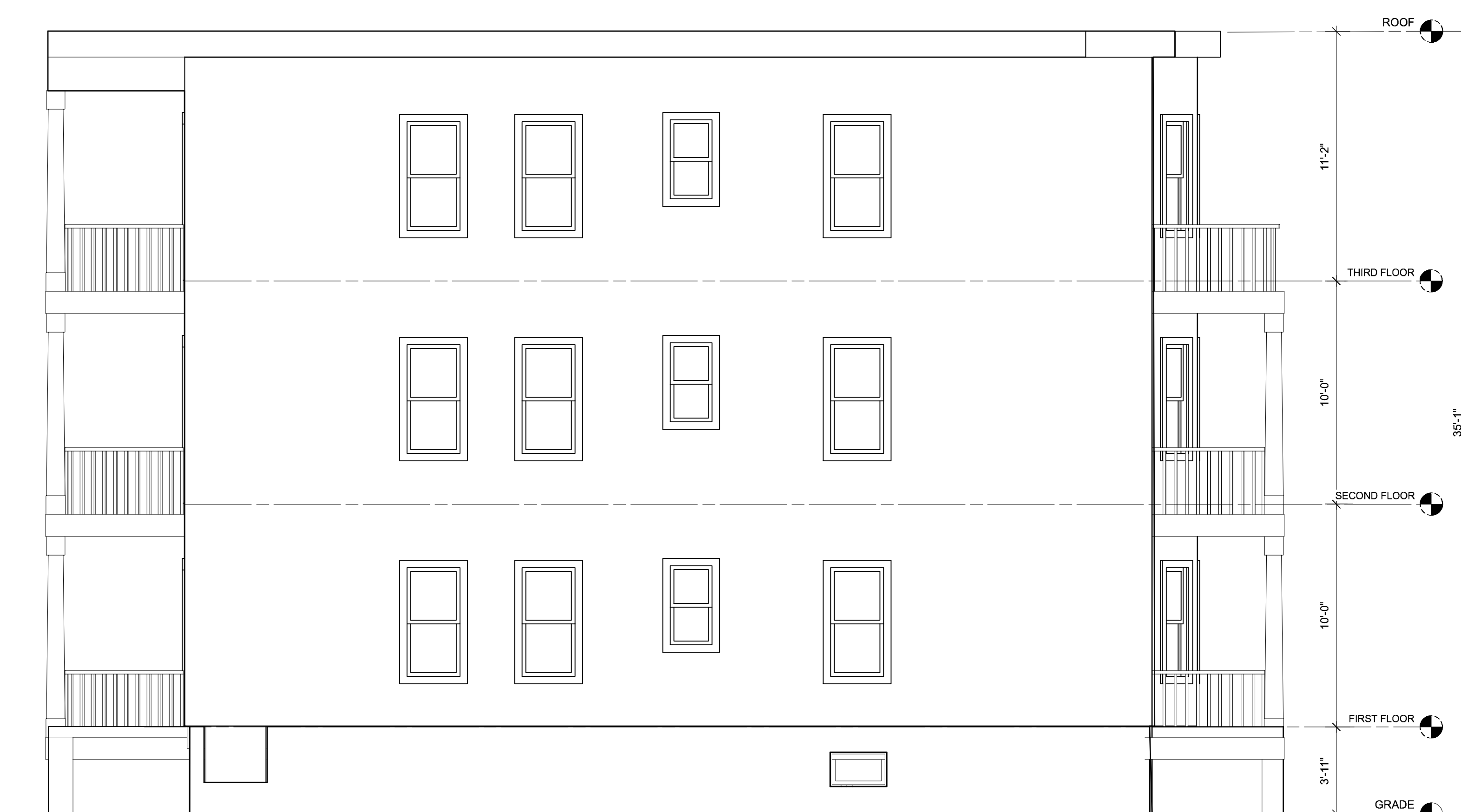
1 EAST (MALLARD) ELEVATION
Scale: 1/4" = 1'-0"



2 NORTH ELEVATION
Scale: 1/4" = 1'-0"



3 WEST ELEVATION
Scale: 1/4" = 1'-0"



4 SOUTH ELEVATION
Scale: 1/4" = 1'-0"

No.	Date	Revision Notes
1	4/4/13	ZONING SUBMISSION
No.	Date	Issue Notes
CLIENT: Codman Square Neighborhood Development Corporation TALBOT COMMONS PHASE 1 15 Mallard Avenue Dorchester, MA		
DRAWING TITLE: ELEVATIONS		
DATE: 04/04/13	DRAWING NO.	
SCALE: 1/4"=1'-0"	A2-4.0	
15 MALLARD AVE.		

CNSDC: Talbot Commons Phase I
BRA Article 80, Small Project Review Application

Appendix B: Permit Applications and Responses

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 Must Be Typed

B15C
280



APPEAL

under Boston Zoning Code

Thomas M. Menino
Mayor

Boston, Massachusetts, July 20 13

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

The undersigned, being Muammar. Hermanstyne.
The Owner(s) or authorized agent

of the lot at 17 Mallard Ave. 17 Dorchester N.D.
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

- Article 10, Sec. 01 Limitation of Area of Accessory Uses
- Article 65, Sec. 41 Off-Street Parking (Insufficient)
- Article 65, Sec. 42 Appl of Dimen Reqs (Two or More Dwellings on the Same Lot)
- Article 65, Sec. 42 Appl of Dimen Reqs (Conformity with Existing Building Alignment)
- Article 65, Sec. 9 Dimensional regulations (Floor Area Ratio Insufficient)

~~STATE REASONS FOR THIS PROPOSAL~~

- Article 65, Sec. 9 Dimensional regulations (Front Yard Insufficient)
- Article 65, Sec. 9 Dimensional regulations (Side Yard Insufficient)
- Article 65, Sec. 9 Dimensional regulations (Rear Yard Insufficient)
- Article 65, Sec. 9 Dimensional regulations (Building Height Excessive)
- Article 65, Sec. 9 Dimensional regulations (Lot Area for Additional Dwelling Units Insufficient)

~~PROVIDE REASONS WHY BOARD SHOULD GRANT RELIEF~~

STATE REASONS FOR THIS PROPOSAL

To erect a new Three (3) Family Dwelling adjacent to 15 Mallard Ave. There will be Off-Street Parking located at-grade along the Side Yard. Proposed Three Family Dwelling will be fully sprinklered. Combine existing Lots 1, 2 & 3 to create a new 19,815 sq ft parcel. This will be one of four Dwellings on the same Lot.

COMMENTS

PROVIDE REASONS WHY BOARD SHOULD GRANT RELIEF
(Please see attached.)

OWNER Muammar Hermanstyne

AUTHORIZED AGENT 

ADDRESS 587 Washington Street

Dorchester, MA 02124

TELEPHONE 617-825-4224, Ext. 45

FAX 617-825-0893

PROVIDE REASONS WHY BOARD SHOULD GRANT RELIEF

This Appeal will provide a new 3-Family dwelling in the area, and is in harmony with and is not injurious to the neighborhood.



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

Gary P. Moccia
Inspector of Buildings

MUAMMAR HERMANSTYNE
587 WASHINGTON STREET
DORCHESTER, MA 02124

July 03, 2013

Location: 17 MALLARD AV DORCHESTER, MA 02124
Ward: 17
Zoning District: Dorchester N,D
Zoning Subdistrict: 3F- 6000
Appl. # : ERT236657
Date Filed: April 18, 2013
Purpose: To erect a new Three (3) Family Dwelling adjacent to 15 Mallard Ave. There will be Off-Street Parking located at-grade along the Side Yard. Proposed Three Family Dwelling will be fully Sprinklered. Combine existing Lots 1,2,& 3 to create a new 19,815 sq ft parcel This will be one of four Dwellings on the same Lot.

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. 10 Sec. 01 *	Limitation of Area of Accessory Uses	Limitation of Area of Accessory Uses
Article 65, Section 41 **	Off-Street Parking	Off-Street Parking Insufficient
Article 65, Section 42	Appl. of Dimen Reqs	Two or More Dwellings on the Same Lot
Article 65, Section 42	Appl. of Dimen Reqs	Conformity with Existing Building Alignment
Article 65, Section 9 **	Dimensional regulations	Floor Area Ratio Insufficient
Article 65, Section 9 **	Dimensional regulations	Front Yard Insufficient
Article 65, Section 9 **	Dimensional regulations	Side Yard Insufficient
Article 65, Section 9 **	Dimensional regulations	Rear Yard Insufficient
Article 65, Section 9 **	Dimensional regulations	Building Height Excessive
Article 65, Section 9 **	Dimensional regulations	Lot Area for Additional Dwelling Units Insufficient

MUAMMAR HERMANSTYNF
587 WASHINGTON STREET
DORCHESTER, MA 02124

July 03, 2013

Location: 17 MALLARD AV DORCHESTER, MA 02124
Ward: 17
Zoning District: Dorchester S.D.
Zoning Subdistrict: S-6000
Appl. # : ERT236657
Date Filed: April 18, 2013
Purpose: To erect a new Three (3) Family Dwelling adjacent to 15 Mallard Ave. There will be Off-Street Parking located at-grade along the Side Yard. Proposed Three Family Dwelling will be fully Sprinklered. Combine existing Lots 1,2,& 3 to create a new 19,815 sq ft parcel. This will be one of four Dwellings on the same Lot.

THIS DECISION MAY BE APPEALED TO THE BOARD OF APPEAL WITHIN FORTY-FIVE (45) DAYS PURSUANT TO CHAPTER 668 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
617-2961-3275
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.

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 Must Be Typed



Thomas M. Menino
Mayor

APPEAL
under Boston Zoning Code

61200
279

Boston, Massachusetts, July 20 13

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

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

of the lot at 18-20 New England Ave. 17 Dorchester N.D.
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

- Article 10 Sec. 01 Limitation of Area of Accessory Uses
- Article 65, Sec. 41 Off-Street Parking (Insufficient)
- Article 65, Sec. 8 Use Regulations (Use: Art Gallery: Forbidden)
- Article 65, Sec. 8 Use Regulations (Use: Artists Residential Lofts: Forbidden)
- Article 65, Sec. 9 Dimensional regulations (Lot area insufficient)

~~STATE REASONS FOR THIS PROPOSAL~~

- Article 65, Sec. 9 Dimensional regulations (Floor Area Ratio Excessive)
- Article 65, Sec. 9 Dimensional regulations (Side Yard Insufficient)
- Article 65, Sec. 9 Dimensional regulations (Front Yard Insufficient)

STATE REASONS FOR THIS PROPOSAL

Change of Occupancy from a Blacksmith Shop to Three (3) Artist Loft Apartments with

~~PROVIDE REASONS WHY BOARD SHOULD GRANT RELIEF~~

Gallery space open to the Public. Renovate existing Building to create the new Artists' Lofts Units. Renovations will include Wheelchair Accessibility, new Bathrooms, new Kitchens, and a new Fire Alarm & Fire Sprinkler system. Combine existing Lots 1, 2, & 3 to create a new 19,815 sq ft parcel. This will be one of four Dwellings on the same Lot.

COMMENTS

PROVIDE REASONS WHY BOARD SHOULD GRANT RELIEF

Please see attached.

OWNER Muammar Hermanstyne

AUTHORIZED AGENT [Signature]

ADDRESS 587 Washington Street
Dorchester, MA 02124

TELEPHONE 617-825-4224, Ext. 45

FAX 617-825-0893

PROVIDE REASONS WHY BOARD SHOULD GRANT RELIEF

This Appeal will provide artist lofts and gallery space in the area, and is in harmony with and is not injurious to the neighborhood.



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

Gary P. Moccia
Inspector of Buildings

MUAMMAR HERMANSTYNE
587 WASHINGTON STREET
DORCHESTER, MA 02124

July 03, 2013

Location: 18-20 NEW ENGLAND AV DORCHESTER MA 02124
Ward: 17
Zoning District: Dorchester N.D
Zoning Subdistrict: 3F- 6000
Appl. # : AL1236661
Date Filed: April 18, 2013
Purpose: Change of Occupancy from a Blacksmith Shop to Three (3) Artist Loft Apartments with Gallery space open to the Public. Renovate existing Building to create the new Artists' Lofts Units. Renovations will include Wheelchair Accessibility, new Bathrooms, new Kitchens, and a new Fire Alarm & Fire Sprinkler system. Combine existing Lots 1,2,& 3 to create a new 19,815 sq ft parcel. This will be one of four Dwellings on the same Lot.

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 10 Sec 01 *	Limitation of Area of Accessory Uses	Limitation of Area of Accessory Uses
Article 65, Section 41 **	Off-Street Parking	Off-Street Parking Insufficient
Article 65, Section 8	Use Regulations	Use Art Gallery Forbidden
Article 65, Section 8	Use Regulations	Use Artists Residential Lofts : Forbidden
Article 65, Section 9 **	Dimensional regulations	Lot Area Insufficient
Article 65, Section 9 **	Dimensional regulations	Floor Area Ratio Excessive
Article 65, Section 9 **	Dimensional regulations	Side Yard Insufficient
Article 65, Section 9 **	Dimensional regulations	Front Yard Insufficient

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

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

APPEAL
under Boston Zoning Code

\$1500

2978

Boston, Massachusetts July 2013

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

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

of the lot at 14 New England Ave. 17 Dorchester N.D.
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

- Article 65, Sec. 41 Off-Street Parking (Insufficient)
- Article 65, Sec. 42 Appl. of Dimen Reqs (Two or More Dwellings on the Same lot)
- Article 65, Sec. 42 Appl. of Dimen Reqs (Conformity with Existing Building alignment)
- Article 65, Sec. 8 Use Regulations (Use Multi-Family Dwelling: Forbidden)

~~STATE REASONS FOR THIS PROPOSAL~~

- Article 65, Sec. 9 Dimensional regulations (Floor Area Ratio Excessive)
- Article 65, Sec. 9 Dimensional regulations (Building Height Excessive)
- Article 65, Sec. 9 Dimensional regulations (Front Yard Insufficient)
- Article 65, Sec. 9 Dimensional regulations (Side Yard Insufficient)
- Article 65, Sec. 9 Dimensional regulations (Lot Area for Additional Dwelling)

~~PROVIDE REASONS WHY BOARD SHOULD GRANT RELIEF~~

- Units Insufficient
- Article 65, Sec. 9 Dimensional regulations (Rear Yard Insufficient)

STATE REASONS FOR THIS PROPOSAL

Construct a new, four story, Nine (9) Unit Residential Dwelling. There will be Off-Street Parking at-grade behind Dwelling. Combine existing Lots 1, 2, & 3 to create a new 19,815 sq ft parcel. This will be one of four Dwellings on the same Lot.

OWNER Muammar Hermanstyne

AUTHORIZED AGENT

PROVIDE REASONS WHY BOARD SHOULD GRANT RELIEF
Please see attached.

ADDRESS 587 Wasington Street

Dorchester, MA 02124

TELEPHONE 617-825-4224, Ext. 45

FAX 617-825-0893

PROVIDE REASONS WHY BOARD SHOULD GRANT RELIEF

This Appeal will provide 9 additional residential units in the area, and is in harmony with and is not injurious to the neighborhood.



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

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

Thomas M. Menino
Mayor

ZONING CODE REFUSAL

Gary P. Muccia
Inspector of Buildings

MUAMMAR HERMANSTYNE
587 WASHINGTON STREET
| DORCHESTER, MA 02124

July 03, 2013

Location: 14 NEW ENGLAND AV DORCHESTER, MA 02124
Ward: 17
Zoning District: Dorchester N.D
Zoning Subdistrict: 3F- 6000
Appl. # : ERT236653
Date Filed: April 18, 2013
Purpose: Construct a new, four story, Nine (9) Unit Residential Dwelling. There will be Off-Street Parking at-grade behind Dwelling. Combine existing Lots 1,2,& 3 to create a new 19,815 sq ft parcel. This will be one of four Dwellings on the same Lot.

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 65, Section 41 **	Off-Street Parking	Off-Street Parking Insufficient
Article 65, Section 42	Appl. of Dimen Reqs	Two or More Dwellings on the Same Lot
Article 65, Section 42	Appl. of Dimen Reqs	Conformity with Existing Building Alignment
Article 65, Section 8	Use Regulations	Use - Multi-Family Dwelling : Forbidden
Article 65, Section 9 **	Dimensional regulations	Floor Area Ratio Excessive
Article 65, Section 9 **	Dimensional regulations	Building Height Excessive
Article 65, Section 9 **	Dimensional regulations	Front Yard Insufficient
Article 65, Section 9 **	Dimensional regulations	Side Yard Insufficient
Article 65, Section 9 **	Dimensional regulations	Lot Area for Additional Dwelling Units Insufficient
Article 65, Section 9 **	Dimensional regulations	Rear Yard Insufficient

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

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 Must Be Typed



Thomas M. Menino
Mayor

APPEAL
under Boston Zoning Code

Handwritten: \$150 Z77

Boston, Massachusetts.....July....., 20 13

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

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

of the lot at 15 Mallard Ave. 17 Dorchester N.D.
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

- Article 10, Sec. 01 Limitation of Area of Accessory Uses
- Article 65, Sec. 41 Off-Street Parking (Insufficient)
- Article 65, Sec. 42 Appl. of Dimen Reqs (Two or More Dwellings on the Same Lot)
- Article 65, Sec. 9 Dimensional regulations (Floor Area Ratio Excessive)
- Article 65, Sec. 9 Dimensional regulations (Lot Area for Additional Dwelling Units Insufficient)

~~STATE REASONS FOR THIS PROPOSAL~~

- Article 65, Sec. 9 Dimensional regulations (Building Height Excessive)
- Article 65, Sec. 9 Dimensional regulations (Side Yard Insufficient)
- Article 65, Sec. 9 Dimensional regulations (Front Yard Insufficient)

STATE REASONS FOR THIS PROPOSAL

Renovate an existing Three (3) Family Dwelling at 15 Mallard Avenue. There will be

~~PROVIDE REASONS WHY BOARD SHOULD GRANT RELIEF~~

Off-Street Parking located at-grade along the Side Yard. Combine existing Lots 1, 2 & 3 to create a new 19,815 sq ft parcel. This will be one of four Dwellings on the same Lot. Renovations will include upgrades to existing Mechanical systems, Electric systems, Fire Alarm system, Roof replacement and appliance upgrades.

COMMENTS

PROVIDE REASONS WHY BOARD SHOULD GRANT RELIEF
Please see attached.

OWNER..... *Muammar Hermanstyne*

AUTHORIZED AGENT..... *[Signature]*

ADDRESS.....

TELEPHONE.....

FAX.....

PROVIDE REASONS WHY BOARD SHOULD GRANT RELIEF

This Appeal will provide an additional 3-family dwelling in the area, and is in harmony with and is not injurious to the neighborhood.



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

Gary P. Meehan
Inspector of Buildings

MUAMMAR HERMANSTYNE
587 WASHINGTON STREET
| DORCHESTER, MA 02124

July 03, 2013

Location: 15 MALLARD AV DORCHESTER, MA 02124
Ward: 17
Zoning District: Dorchester ND
Zoning Subdistrict: SF-6000
Appl. # : ALT236654
Date Filed: April 18, 2013
Purpose: Renovate an existing Three (3) Family Dwelling at 15 Mallard Avenue. There will be Off-Street Parking located at-grade along the Side Yard. Combine existing Lots 1,2,& 3 to create a new 19,815 sq ft parcel This will be one of four Dwellings on the same Lot Renovations will include upgrades to existing Mechanical systems, Electrical systems, Fire Alarm system, Roof replacement and appliance upgrades.

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:

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Art 10 Sec. 01 *	Limitation of Area of Accessory Uses	Limitation of Area of Accessory Uses
Article 65, Section 41 **	Off-Street Parking	Off-Street Parking Insufficient
Article 65, Section 42	Appl. of Dinen Reqs	Two or More Dwellings on the Same Lot
Article 65, Section 9 **	Dimensional regulations	Floor Area Ratio Excessive
Article 65, Section 9 **	Dimensional regulations	Lot Area for Additional Dwelling Units Insufficient
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Article 65, Section 9 **	Dimensional regulations	Side Yard Insufficient
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Thomas White
(617)961-3275
for the Commissioner

Refusal of a permit may be appealed to the Board of Appeal within 45 days Chapter 892, Acts of 1972, and Chapter 656, Acts of 1956, Section 19.