

170 West Broadway

170 West Broadway
South Boston, MA 02127



Application for Article 80 Small Project Review

Boston Redevelopment Authority

April 28, 2014

Owner/Developer: 170 West Broadway, LLC.

Legal Consultant: McDermott, Quilty & Miller, LLP

Architect: O'Sullivan Architects, Inc.

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BOSTON, MASSACHUSETTS 02110

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April 30, 2014

Brian Golden, Director
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007
Attn: Lance Campbell

**Re: Article 80 Small Project Review Application
170 West Broadway, South Boston**

Dear Director Golden:

As counsel to 170 West Broadway, LLC, the owner-developer of the above referenced property (the "Project Proponent"), I am pleased to submit the enclosed application for Article 80 Small Project Review.

Situated at the property site of the former Liberty Bell Roast Beef Restaurant in South Boston's St. Vincent Neighborhood District, 170 West Broadway consists of 17,176+/- square foot of underutilized land, with a single story restaurant building surrounded by an asphalt parking lot with little to no landscape improvements (the "Property Site). The Property Site is bounded by West Broadway at its front and Athens Street at the rear, with an adjacent private way known as Gardner Place accessible from West Broadway.

The Proposed Project includes the removal of the existing single-story restaurant building and overall upgrade of the Property Site with a new mixed-use residential and retail building that includes ample on-site parking and related improvements in open space, landscaping, pedestrian and vehicular access and design. The new residential building will consist of approximately 46,194 square feet of gross area, with 33 residential home-ownership condominium units and ground level retail/restaurant space in a four-story building with a fifth level penthouse for enhanced residential occupancy and open space. 39 parking on-site spaces will be contained within a covered parking facility situated underground and at-grade. The ground floor retail/restaurant space will consist of 4,283+/- square feet at the West Broadway side of the Property Site, with the remaining 7,290+/- square feet for covered parking and an additional 364+/- square feet for building services. The four levels of the building above the retail/restaurant space will consist of approximately 40,571 square feet of residential area, with a mix of one and two bedroom units. The fifth level penthouse of the new building will include duplex units with dedicated roof terraces situated behind the parapet wall. Four (4) of the residential units will be designated as affordable.

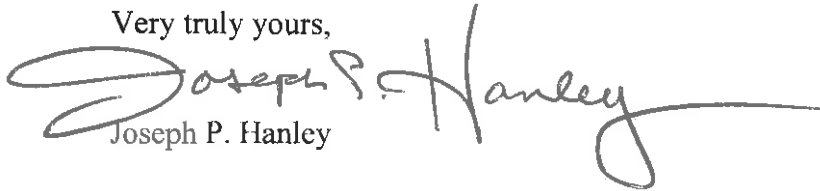
Brian Golden
April 30, 2014
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The Proposed Project has also been specifically designed to mitigate any potential negative impacts on the residential section along Athens Street at the rear of the Property Site, by directing all vehicular and pedestrian access from West Broadway and through the use of Gardner Place. The new building has also been sufficiently set-back from Athens Street with a lower building height at the rear, in order to help address shadow and view issues and provide for open space and related streetscape improvements.

Prior to submitting this Article 80 application for Small Project Review, the Project Proponent conducted extensive preliminary outreach with a group of abutting and area residents on Athens Street, and it also processed the proposal with the applicable local elected and appointed officials and leadership of the St. Vincent Neighborhood Association. As a result of input received, the Project Proponent reduced the building height, density and unit count of the Proposed Project and made changes to the original design, parking and overall scope of the project.

Thank you for your consideration of this application, and I look forward to working with you towards a successful outcome.

Very truly yours,



Joseph P. Hanley

cc: Eric Prentis, Mayor's Office of Neighborhood Services
District City Councilor Linehan
State Senator Dorcena Forry
State Representative Collins

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Development Team:

Developer:

170 West Broadway, LLC.

35 Doty Avenue

Danvers, MA 01923

CC: Ed Doherty

Phone: 978-360-9558

Email: emmarealty@msn.com

Legal Consultant:

McDermott, Quilty & Miller LLP

131 Oliver Street, 5th Floor

Boston, MA 02110

CC: Joe Hanley, Esq.

Phone: 617-946-4600

Email: JHanley@mqmlp.com

Architect:

O'Sullivan Architects, Inc.

580 Main Street, Suite 204

Reading, MA 01867

CC: David O'Sullivan, AIA

Phone: 781-439-6166

Email: osulli@osullivanarchitects.com

Civil Engineer:

Design Consultants, Inc.

68 Pleasant Street,

Newburyport, MA 01950

CC: Everett J. Chandler, PLS

Phone: 978-358-7173

Email: EChandler@dci-ma.com

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Project Description:

Situated at the Property Site of the former Liberty Bell Roast Beef Restaurant in South Boston's St. Vincent Neighborhood District, 170 West Broadway consists of 17,176+/- square foot of underutilized land, with a single story restaurant building surrounded by an asphalt parking lot with little to no landscape improvements (the "Property Site"). The Property Site is bounded by West Broadway at its front and Athens Street at the rear, with an adjacent private way known as Gardner Place accessible from West Broadway. The immediate area at the front of the Property Site is predominantly commercial, while the uses along Athens Street at the rear are residential in character.

The Proposed Project includes the removal of the existing single-story restaurant building and overall upgrade of the Property Site with a new mixed-use residential and retail building that includes ample on-site parking and related improvements in open space, landscaping, pedestrian and vehicular access and design. The new residential building will consist of approximately 46,194 square feet of gross area, with 33 residential home-ownership condominium units and ground level retail/restaurant space in a four-story building with a fifth level penthouse for enhanced residential occupancy and open space. 39 parking on-site spaces will be contained within a covered parking facility situated underground and at-grade. The ground floor retail/restaurant space will consist of 4,283+/- square feet at the West Broadway side of the Property Site, with the remaining 7,290+/- square feet for covered parking and an additional 364+/- square feet for building services and utilities. The four levels of the building above the retail/restaurant space will consist of approximately 40,571 square feet of residential area, with a mix of one and two bedroom units. The fifth level penthouse of the new building will include duplex units with dedicated roof terraces situated behind the parapet wall. Four (4) of the residential units will be designated as affordable.

The Proposed Project has been specifically designed to mitigate any potential negative impacts on the residential section along Athens Street at the rear of the Property Site, by directing all vehicular and pedestrian access from West Broadway and through the use of Gardner Place. The new building has also been sufficiently set-back from Athens Street with a lower building height at the rear, in order to help address shadow and view issues and provide for open space and related streetscape improvements.

As part of the proposal, the new building has been situated on the site in a manner so that a portion of the site in tandem with the existing size of Gardner Place will serve as a driveway which is sufficient enough in width to allow for two way traffic for on-site parking. This driveway will provide all vehicular access to the at grade covered parking within the building, which in turn provides access to the underground parking beneath the building. When totaling the underground parking and the at grade covered parking, the Proposed Project will provide a 1.18 ratio of parking spaces to units. Services for

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the building and commercial space will be made from West Broadway, via an existing, relocated curb cut.

The massing of the new building has been developed with site planning strategies and the existing neighborhood aesthetic to create the form and style of a building that relates to the fabric of the community. As part of the community outreach process, the massing of the Proposed Project's building has been reduced from 5 stories and 59 feet along West Broadway, to an 8 foot building setback at the 5th (penthouse) level resulting in an apparent 4 story, 49 foot high building where the scale of the buildings along the this streetscape are larger. The new building then steps down to 2.5 stories and 29 foot 4 inches tall facing Athens Street, complimenting the scale of the residential structures along that street. In addition to the massing of the building as a whole, the individual elevations of the building use different architectural elements as tools to help even further breakdown the scale. The use of bays, material changes, and window styles and rhythms, help break the length of the facades of the building, and the use of horizontal banding and material changes help break down the height. The Proposed Project consists of a mix of exterior cladding materials and forms familiar within the neighborhood of South Boston, as well as masonry and related detailing for the facades along West Broadway and Gardner Place, with a mix of fiber cement panel, lap, and trim siding for the building portions closer to Athens Street. The commercial space will employ a mix of masonry and aluminum storefront systems, consistent in form to the rest of the building façade composition.

The new building's trash services will be handled separately for the commercial and residential spaces. The commercial space will be serviced directly from a dedicated space located in the south east corner of the building along West Broadway, where pick-up can be controlled directly from the street; while the residential building has a large dedicated trash and recycle room located on the ground floor accessed through the surface level parking which will have coordinated pick-up service as necessary.

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Building Metrics:**RESIDENTIAL UNIT MIX AND PARKING COUNTS:**

PRELIMINARY UNIT YIELDS						
FLOOR	1 BR	1 BR + DEN	2 BR	2 BR + DEN	3 BR	TOTAL
1ST	NA	NA	NA	NA	NA	NA
2ND	7	0	4	0	0	11
3RD	7	0	5	0	0	12
4TH	2	0	8	0	0	10
TOTAL	16	0	17	0	0	33
% TOTAL	48%	0%	52%	0.0%	0.0%	
PRELIMINARY PARKING YIELDS						
BASEMENT/GARAGE LEVEL					31	
SURFACE/GROUND LEVEL					8	
TOTAL PARKING					39	
SPACES PER UNIT					1.18	

BUILDING PROGRAM BY FLOOR & UNIT TYPES SQUARE FOOTAGES:**Square Footage of Building excluded from F.A.R.***BASEMENT LEVEL:*

Underground Parking	9,722 sf
Building Utilities & Storage	2,368 sf
Circulation	487 sf
TOTAL GSF	12,577 sf

GROUND FLOOR LEVEL:

Commercial Space Trash	200 sf
At Grade Garage Space	7,290 sf
TOTAL GSF	7,490sf
TOTAL BUILDING GSF EXCLUDED FROM F.A.R.	20,067 SF

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Square Footage of Building included in F.A.R

GROUND FLOOR LEVEL:

Commercial Space	4,283 sf
Building Utilities	263 sf
<u>Circulation + Lobby</u>	<u>1,104 sf</u>
TOTAL GSF	5,623 sf

SECOND FLOOR LEVEL:

Unit 201 [2 BR]	1,047 sf
Unit 202 [1 BR]	681 sf
Unit 203 [1 BR]	715 sf
Unit 204 [2 BR]	1,145 sf
Unit 205 [1 BR]	798 sf
Unit 206 [1 BR]	815 sf
Unit 207 [1 BR]	816 sf
Unit 208 [2 BR]	1,036 sf
Unit 209 [1 BR + DEN]	789 sf
Unit 211 [2 BR]	1,796 sf
Unit 212 [1 BR]	732 sf
<u>Circulation & Building Mechanical Space</u>	<u>2,359 sf</u>
TOTAL GSF	12,729 sf

THIRD FLOOR LEVEL:

Unit 301 [2 BR]	1,047 sf
Unit 302 [1 BR]	681 sf
Unit 303 [1 BR]	715 sf
Unit 304 [2 BR]	1,145 sf
Unit 305 [1 BR]	798 sf
Unit 306 [1 BR]	815 sf
Unit 307 [1 BR]	816 sf
Unit 308 [2 BR]	1,036 sf
Unit 309 [1 BR]	663 sf
Unit 310 [2 BR]	1,048 sf
Unit 311 [2 BR]	1,277 sf

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Unit 312 [1 BR]	732 s
<u>Circulation & Building Mechanical Space</u>	<u>1,956 sf</u>
TOTAL GSF	12,729 sf
<i>FOURTH FLOOR LEVEL:</i>	
Unit 401 Lower Level [2 BR]	1,047 sf
Unit 402 Lower Level [2 BR]	681 sf
Unit 403 Lower Level [2 BR]	706 sf
Unit 404 Lower Level [2 BR]	1,136 sf
Unit 405 Lower Level [2 BR]	798 sf
Unit 406 Lower Level [2 BR]	815 sf
Unit 407 Lower Level [2 BR]	833 sf
Unit 410 Lower Level [1 BR]	680 sf
Unit 411 Lower Level [2 BR]	608 sf
Unit 412 [1 BR]	732 sf
<u>Circulation & Building Mechanical Space</u>	<u>1,789 sf</u>
TOTAL GSF	9,825 sf
<i>FIFTH FLOOR PENTHOUSE LEVEL:</i>	
Unit 401 Upper Level [2 BR]	157 sf
Unit 402 Upper Level [2 BR]	794 sf
Unit 403 Upper Level [2 BR]	907 sf
Unit 404 Upper Level [2 BR]	154 sf
Unit 405 Upper Level [2 BR]	628 sf
Unit 406 Upper Level [2 BR]	582 sf
Unit 407 Upper Level [2 BR]	595 sf
Unit 410 Upper Level [2 BR]	792 sf
<u>Unit 411 Upper Level [1 BR]</u>	<u>679 sf</u>
<u>TOTAL GSF</u>	<u>5,288 sf</u>
TOTAL BUILDING GSF INCLUDED IN F.A.R.	46,194 GSF
LOT SIZE:	17,176 SF
F.A.R.	2.69

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Project Site:

Situated in South Boston's St. Vincent Neighborhood District, the Property Site of 170 West Broadway is an underutilized site, consisting of 17,136+/- square feet of land, with existing small-scale restaurant structure surrounded by an unimproved asphalt parking lot. The site is conveniently located within a very short walk to the MBTA's Red Line Broadway Train Station (approximately ¼ mile) and also located along multiple MBTA's bus lines. The site has frontages on West Broadway, Athens St, and the private way known as Gardner Place. On the easterly side of the site are two residential abutters, with Gardner Place on the south westerly side and a residential abutter towards the north westerly side of the site. The Project proposes to have all pedestrian and vehicular access come via Gardner Place off of West Broadway, with one required residential building egress exiting onto Athens Street which will most likely be used exclusively as an emergency egress only for the residential portion of the building. The existing site currently has two curb cuts on West Broadway with an additional public curb cut at Gardner Place, and no curb cuts along Athens St. The Project proposes to reuse one of the West Broadway curb cuts for building services, and services for the ground floor commercial space, while discontinuing the use of the other. The Project Site also features a grade change across the property of approximately 7 feet, which slopes down from Athens Street (EL: 29.48) towards West Broadway (EL:22.43).

Neighborhood & Zoning Context:

The Property Site is located within the Neighborhood Shopping/West Broadway Neighborhood Shopping Sub-district of the St. Vincent Neighborhood Zoning District. The immediate area at the front of The Property is predominantly commercial, while the uses along Athens Street at the rear are residential in character. Directly to the north exists a 3F-2000 (3 Family Sub district); while to the east exists a MFR (Multi-family Residential Sub district). To the south along West Broadway there exists several district classifications, including M-1 (Restricted Manufacturing), H-1 (Apartments), B-1 & B-2 (Retail Business & Offices) and L-5 (Local Retail and Service Stores). Consistent with the area, the Proposed Project contemplates a mixed-use program, with approximately 4,200 sf of retail/restaurant space at the ground level and a multi-family residential use located on the upper levels above. The ground level retail/restaurant space will help to further revitalize West Broadway, while the scale of the residential program will provide an important anchor for the section of the neighborhood.

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Public Benefits: Affordable Housing and Job Creation:

The Proposed Project will contribute the much-needed revitalization of West Broadway in the South Boston neighborhood, by upgrading this underutilized Property Site with a new mixed-use residential and retail development which will serve as an anchor for this particular block of the street. The Proposed Project will also provide four (4) new affordable housing units as part of its overall residential program and introduce a vibrant new street-level retail/restaurant use to better serve the needs of the community.

With a preliminary estimate of \$4,500,000 in construction costs, the Proposed Project will also result in the creation of approximately 30 new construction jobs over an 18 month period. These temporary construction jobs will complement the longer-term jobs also created as part of the ground level retail/restaurant use.

Traffic, Parking and Vehicular and Pedestrian Access:

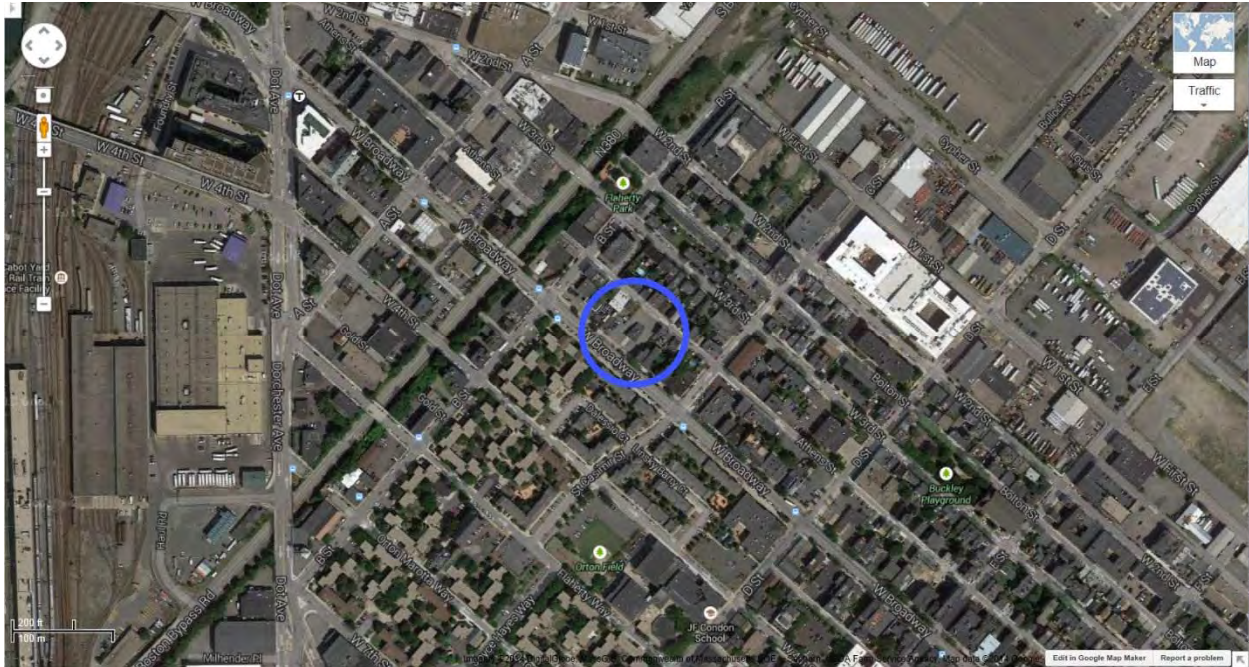
As described earlier, the Project Site has three street frontages, one along West Broadway with two existing curb cuts, one along Athens St with no existing curb cuts, and one alongside Gardner Place, a private way directly west of the site, which has its own existing curb cut. The Project proposes to utilize Gardner Place as the main vehicular and pedestrian access for the building. The massing of the building has been pulled away from Gardner Place in order to provide additional square footage alongside the street, so that there will be the proper width for a new two-way vehicular driveway, as well as to provide for a new safe pedestrian sidewalk along one side of the driveway in the form of a covered walkway. One of the existing curb cuts along West Broadway will be re-used for the commercial portion of the building's services accessed via the street, while the other's use will be discontinued. All vehicular access for the new 39 on-site parking spaces will be accessed via Gardner Place. Pedestrian access for the commercial space will be accessed by the public via West Broadway, however, the main residential building lobby will be located off of Gardner Place. One additional secondary egress exit, which is required for the residential building, will be located on the Athens St. side of the building. This exit will most likely be seldom used and represents the only pedestrian or vehicle access on that side of the Proposed Project.

The Project Site, along with Gardner Place, will be developed with appropriate design and site improvements to provide proper public safety and functionality. Furthermore, the generous allotment of on-site parking (over one space per unit) and close proximity to public transportation will help to alleviate any negative traffic and parking impacts.

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Neighborhood Site Map & Photographs:



Aerial view of 170 West Broadway Neighborhood



Aerial view of 170 West Broadway Site

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Bird's eye view north of 170 West Broadway Site



Bird's eye view west of 170 West Broadway Site

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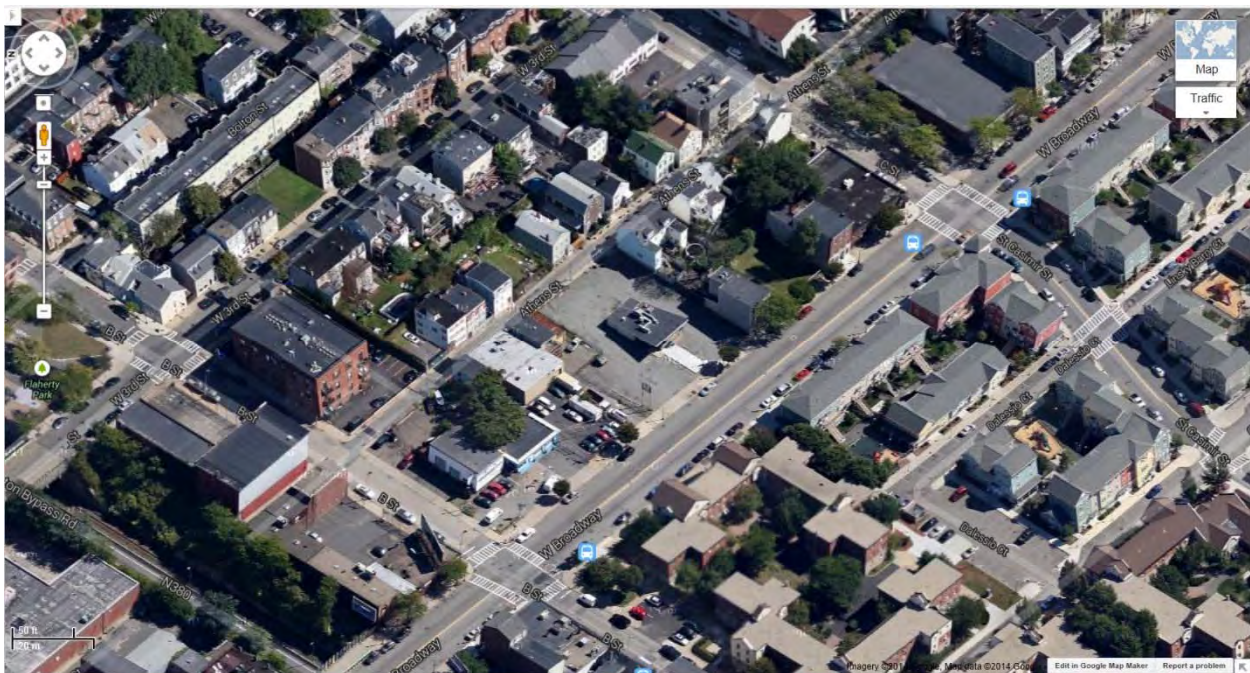
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Bird's eye view south of 170 West Broadway Site



Bird's eye view east of 170 West Broadway Site

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W. Broadway, east side of site



View west down W. Broadway



View east down W. Broadway

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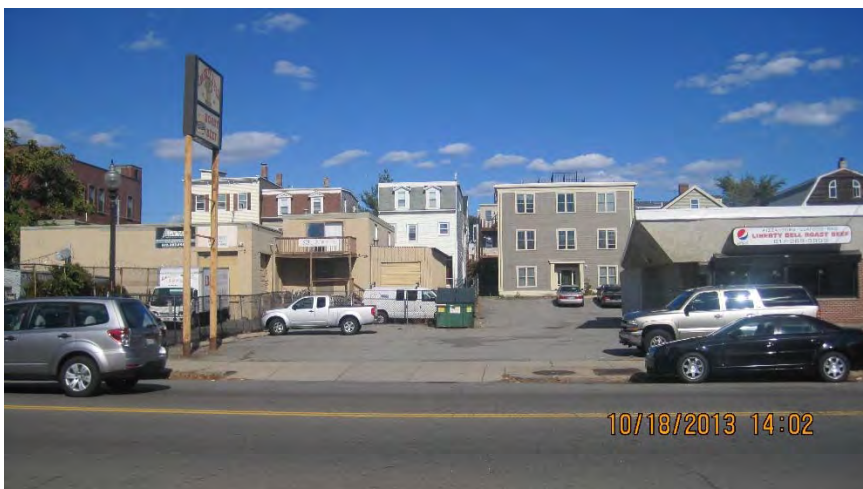
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Site from W. Broadway (right)



Site from W. Broadway (mid)



Site from W. Broadway (left)

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View East down Athens St.



View West down Athens St.



Site from South from Athens.

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Zoning Analysis:

Parcel Information:

Assessing Address:	170 West Broadway
Accessing Parcel #(s):	W. Broadway – 0600291000, 0600291001
Zoning District:	Saint Vincent Neighborhood District
Sub District:	NS (West Broadway Neighborhood Shopping)
Overlay:	Restricted Parking District
Historic District:	NA
Square Footage:	+/- 17,176

Use and Occupancy:

Current Use and Occupancy: "Restaurant" #2475/1975

Allowable Uses:

<u>Use</u>	<u>Applicability</u>
Bank	Allowed
Local Retail Business (Closed 12am-6am)	Allowed
Local Retail Business (operating 12am-6am)	Conditional
Multi-Family Residential	Conditional
Professional Office	Allowed
Restaurant	Allowed
Restaurant w/Live entertainment before 10:30 pm	Conditional
Restaurant w/Live entertainment after 10:30 pm	Forbidden
Takeout Small (under 2,500 sq. ft.)	Allowed
Takeout Large (over 2,500 sq. ft.)	Conditional

Proposed Uses:

<u>Use</u>	<u>Applicability</u>
<i>Multi-Family Residential</i>	<i>Conditional</i>
<i>Restaurant</i>	<i>Allowed</i>

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Dimensional Regulations and Requirements:

Lot Size Minimum:	None
<i>Lot Size Proposed:</i>	17,176
Lot Width Minimum:	None
<i>Lot Width Minimum Proposed:</i>	99.43 feet
Floor Area Ratio (FAR):	1.0
<i>Floor Area Ratio (FAR) provided:</i>	2.69 (16.9 over allowable)
<i>(Building GSF/Lot size)</i>	(46,194/17,176)
Building Height allowed (stories):	None
<i>Building Height Proposed (stories):</i>	5 (4 + Penthouse)
Building Height allowed (feet):	35 feet
<i>Building Height Proposed (feet):</i>	59 feet (maximum) [49 feet to parapet]
Front Yard Setback Minimum:	Align with Existing Abutter per Article §57.23.1
<i>Front Yard Setback Minimum Proposed:</i>	W. Broadway: 0 ft (aligned w/abutter) Athens St: 11 ft (setback 11 ft from abutters)
Side Yard Setback Minimum:	None
<i>Side Yard Setback Minimum Proposed:</i>	0 ft.
Rear Yard Setback Minimum:	20 feet
<i>Rear Yard Setback Minimum Proposed:</i>	10 foot 10 inches*
	*Rear-yard classified as property line along Athens St.
Usable Open Space per Dwelling Unit:	50 sf per unit [50 x 33 (units) = 1,650 sf]
<i>Open Space Proposed:</i>	1,585 sf of at grade open space 1,178 sf at 5 th floor private roof decks

Off-Street Parking Requirements:

Residential (R1):	1.5 spaces per dwelling unit (29)
Residential, Affordable (R2):	.7 spaces per afford. dwelling unit (4)
Retail (R3):	2.0 spaces per 1,000 sf of flr area (NA)
Restaurant (R4):	.3 spaces per seat (300 seats estimated)
Parking Spaces Required:	43.5(R1)+ 2.8(R2)+ 0(R3)+ 90 (R4)=136.3
<i>Parking Spaces Provided:</i>	39 spaces

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Anticipated Permits and Public Review Process:

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 a group of abutting and area residents on Athens Street and also processed the proposal with the applicable local elected and appointed officials and leadership of the St. Vincent Neighborhood Association. This application includes major project modifications and design changes which resulted from the input received through the preliminary outreach process.

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

Anticipated Permits and Approvals:

<u>City Agency</u>	<u>Approval</u>
Boston Redevelopment Authority (BRA)	Article 80 Small Project Review Application
Boston Transportation Department (BTD)	Construction Management Plan
Boston Water and Sewer Commission (BWSC)	Site Plan Approval for Water and Sewer
Public Improvement Commission (PIC)	Specific repair plan approval and Potential Discontinuance
Zoning Board of Appeals (ZBA)	Variances and Conditional Uses
Boston Parks and Recreation	Application for Park Commission Review

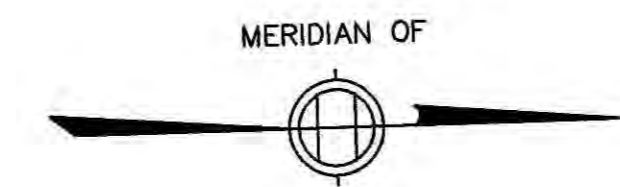
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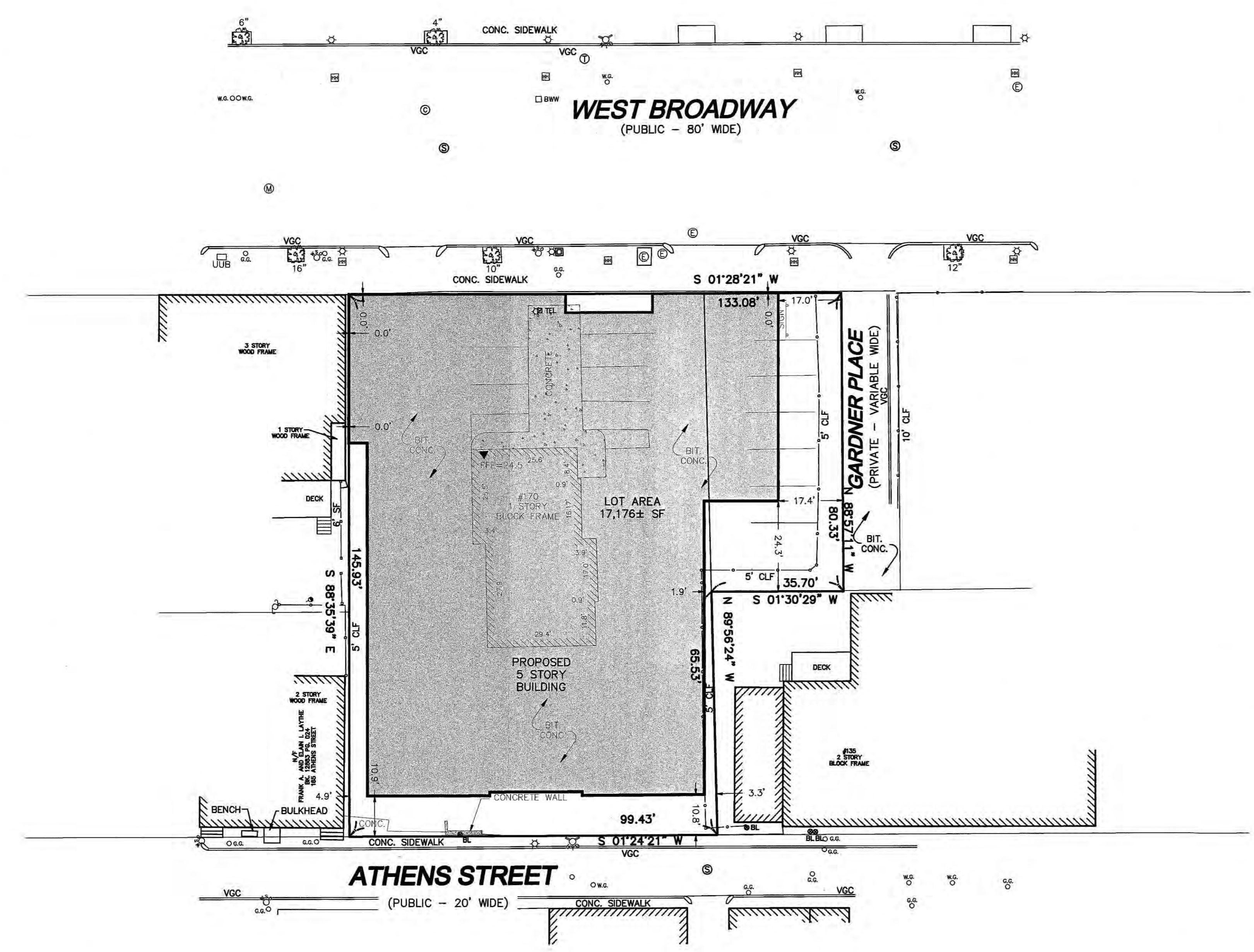
Appendix A: Architectural Plans and Elevations:

Please find attached the following drawings dated 4/28/2014:

<u>Sheet #</u>	<u>Drawing Name</u>
Sheet 1 of 1	Certified Plot Plan (dated 4/14/2014) <i>[Prepared by Design Consultants, Inc.]</i>
A1.0	Basement Level Floor Plan
A1.1	Ground Floor Plan
A1.2	Second Floor Plan
A1.3	Third Floor Plan
A1.4	Fourth Floor Plan
A1.5	Fifth Floor Plan
A1.6	Roof Level Floor Plan
A3.1	Building Elevations
A3.2	Building Elevations
A3.3	Building Elevations
A3.4	Building Elevations
A3.5	Building Perspectives and Images
A4.1	Building Sections



- LEGEND**
- ⊠ HAND HOLE
 - ⊙ UTILITY POLE
 - ⊕ HYDRANT
 - ⊕ WATER SHUT OFF
 - WATER GATE
 - ⊠ CATCH BASIN (CB)
 - ⊙ DRAIN MANHOLE (DMH)
 - ⊙ SEWER MANHOLE (SMH)
 - ⊙ ELECTRIC MANHOLE
 - ⊙ MBTA MANHOLE
 - ⊙ TELEPHONE MANHOLE
 - GAS GATE
 - DECIDUOUS TREE
 - BOLLARD
 - SIGN
 - POST & RAIL FENCE
 - CHAIN LINK FENCE
 - SEWER LINE
 - GAS LINE
 - WATER LINE
 - TELEPHONE LINE
 - ELECTRIC LINE
 - DRAIN LINE
 - VGC VERTICAL GRANITE CURB
 - CLF CHAIN LINK FENCE
 - SF STOCKADE FENCE
 - BIT. BITUMINOUS
 - CONC. CONCRETE
 - RCP REINFORCED CONCRETE PIPE
 - CI CAST IRON PIPE
 - VC VITRIFIED CLAY PIPE
 - I INVERT
 - WL WATER LEVEL
 - (BC) BOTTOM CENTER
 - NPV NO PIPES VISIBLE
 - + 22.67 SPOT GRADE
 - UUB UNKNOWN UTILITY BOX
 - TEMPORARY BENCHMARK



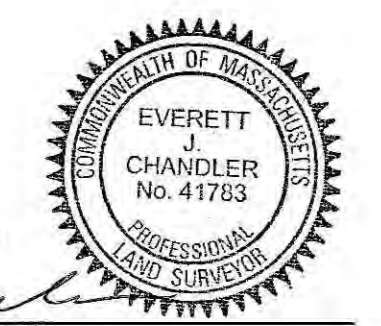
NOTES

LOCATION OF UTILITIES SHOWN HEREON ARE THE RESULT OF SURFACE EVIDENCE AS LOCATED BY FIELD SURVEY, PLANS OF RECORD, INFORMATION FURNISHED BY THE RESPECTIVE UTILITY COMPANIES, AND OTHER AVAILABLE SOURCES IN POSSESSION OF DESIGN CONSULTANTS INC. AS OF THIS DATE. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME WITHIN THE PREMISES SURVEYED, CALL DIGSAFE BEFORE EXCAVATION.

ABUTTERS INFORMATION WAS TAKEN FROM SUFFOLK COUNTY REGISTRY OF DEEDS INFORMATION ON OCTOBER 8, 2013.

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS FOR DESIGN PURPOSES, AND IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BETWEEN OCTOBER 1 & 8, 2013, BY DESIGN CONSULTANTS, INC.

PROPOSED FOUNDATION LOCATION AND DIMENSIONS SHOWN HEREON ARE AS PROVIDED BY O'SULLIVAN ARCHITECTS, INC ON MARCH 19, 2014.



P.L.S. Everett J. Chandler
EVERETT J. CHANDLER, P.L.S. MASS. REGISTRATION NO. 41783

DATE 4/14/14

LOCUS TITLE INFORMATION

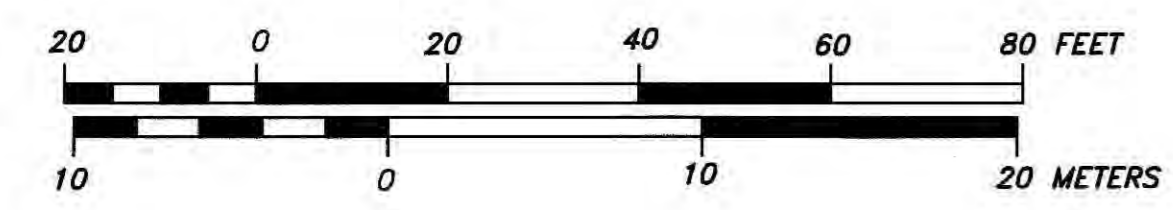
170 W. BROADWAY, S. BOSTON

OWNER: PENELOPE KANELLOS, NICK KANELLOS & HARRY N. KANELLOS

DEED REFERENCE: BK. 35070 PG. 97 & 99

PLAN REFERENCE: BK. 7820 PG. 393

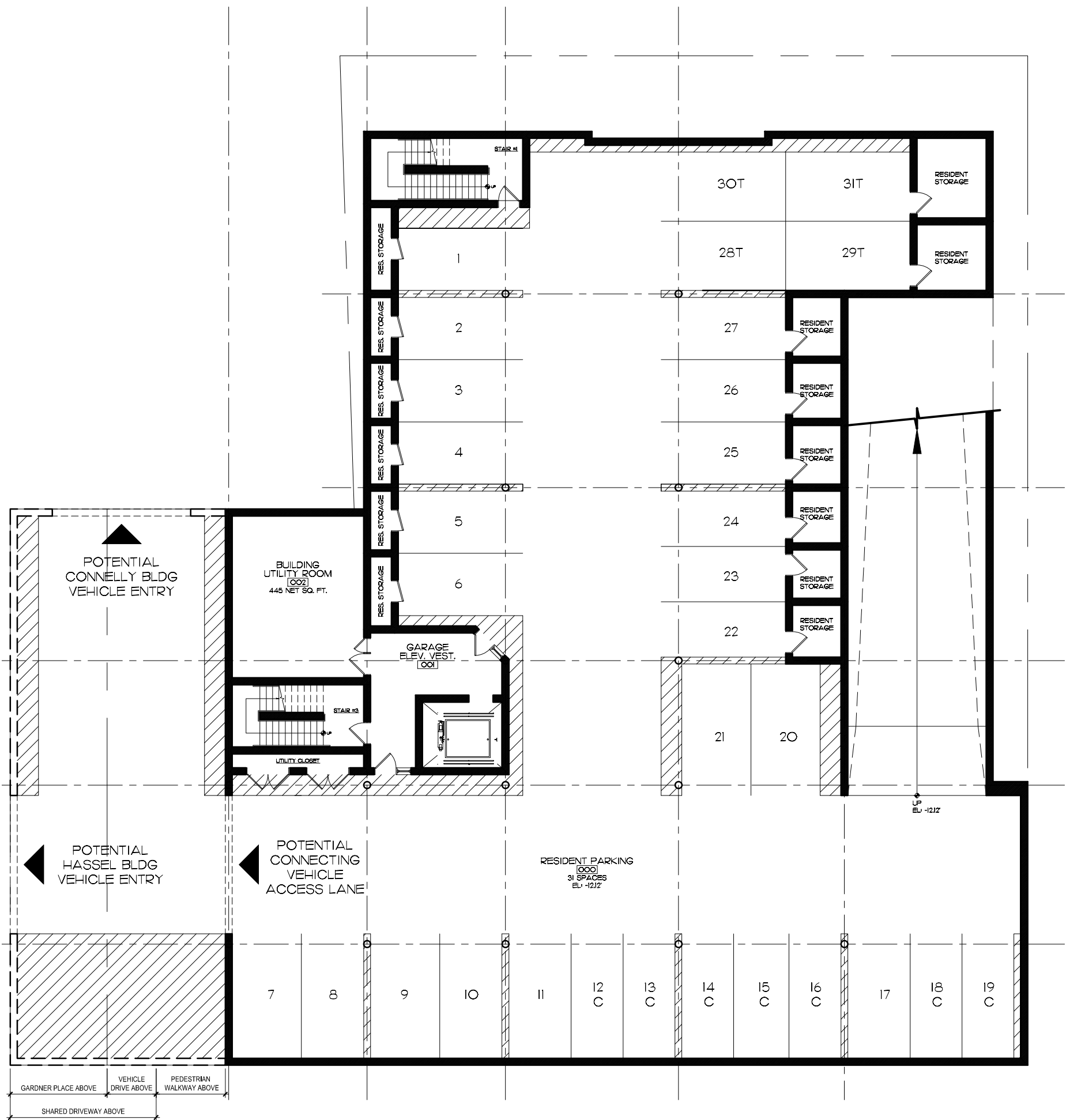
ASSESSORS: PARCEL ID 0600291001



<p>Copyright 2013 Design Consultants, Inc.</p> <p>Design Consultants, Inc. Consulting Engineers and Surveyors</p> <p>120 MIDDLESEX AVENUE SOMERVILLE, MA 02145 617-776-3350</p> <p>68 PLEASANT STREET NEWBURYPORT, MA 01950 978-356-7173</p>	<p>SCALE:</p> <p>HORIZ: 1" = 20'</p> <p>VERT: _____</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	BY	REVISIONS													<p>FIELD: <u>LG</u></p> <p>CALCS: <u>TC</u></p> <p>CHECKED: <u>EJC</u></p> <p>APPROVED: <u>EJC</u></p>	<p>CERTIFIED PLOT PLAN</p> <p>170 WEST BROADWAY</p>	<p>PLAN OF LAND IN</p> <p>S. BOSTON, MASSACHUSETTS</p> <p>SURVEYED FOR</p> <p>KEMS CORPORATION</p>	<p>PROJECT NO.</p> <p>2013-110</p>
			NO.	DATE	BY	REVISIONS																
<p>DATE: NOV. 26, 2013</p>	<p>SHEET NO.</p> <p>1 OF 1</p>																					

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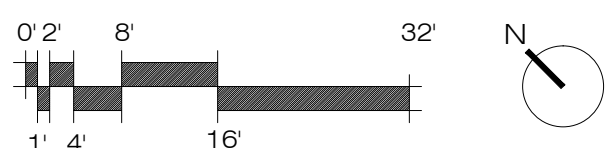
PRELIMINARY UNIT YIELDS						
FLOOR	1 BR	1 BR + DEN	2 BR	2 BR + DEN	3 BR	TOTAL
1ST	NA	NA	NA	NA	NA	NA
2ND	7	0	4	0	0	11
3RD	7	0	5	0	0	12
4TH	7	0	8	0	0	15
TOTAL	28	0	17	0	0	45
% TOTAL	48%	0%	52%	0.0%	0.0%	

PRELIMINARY PARKING YIELDS	
BASEMENT/GARAGE LEVEL	31
SURFACE/GROUND LEVEL	8
TOTAL PARKING	39
SPACES PER UNIT	1.18

SCHEME 5 YIELDS: 4 STORIES W/ PNTHSE 4/28/2014:

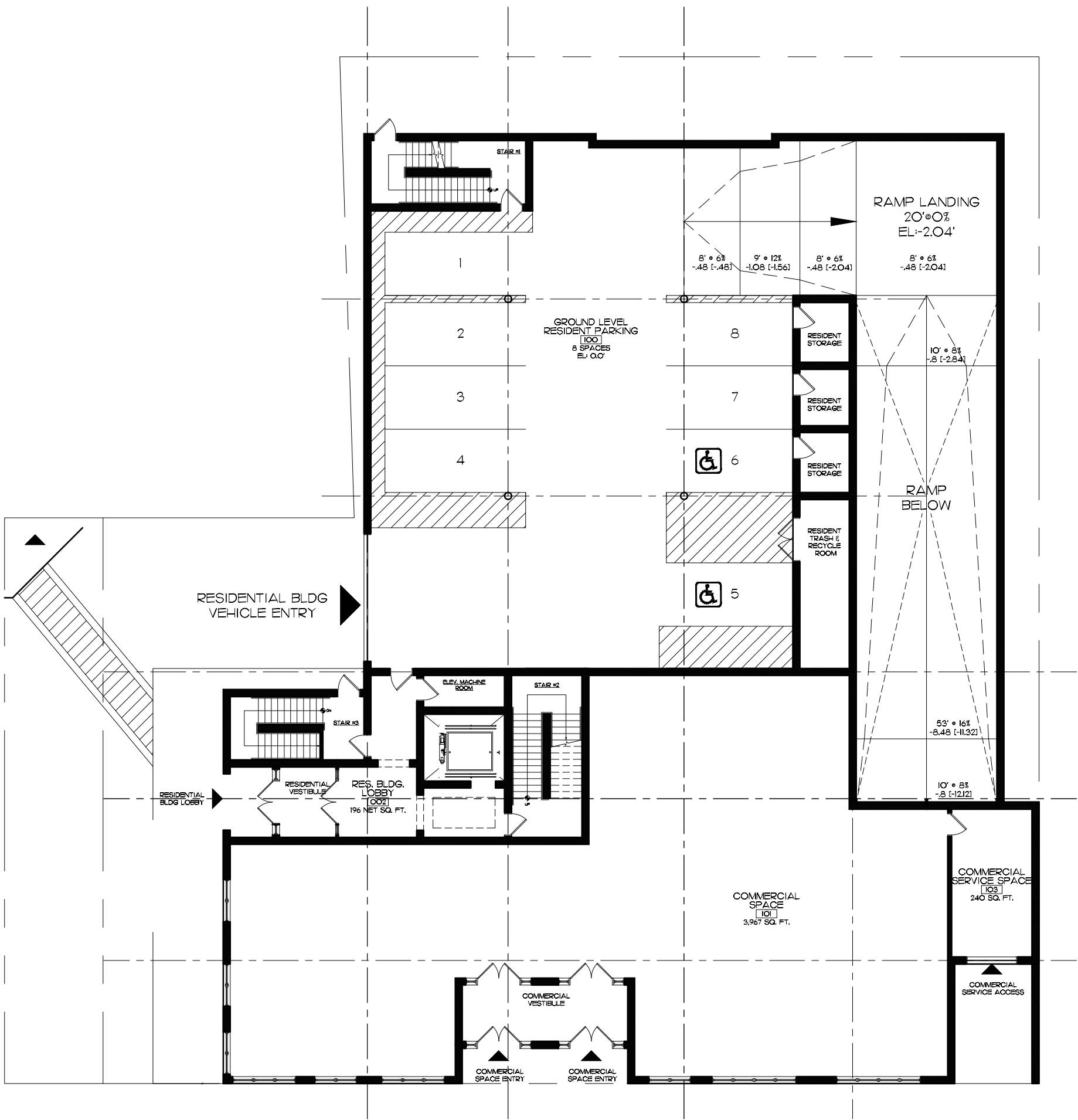
BUILDING SQUARE FOOTAGES:			
	FPRINT (GSF)	NRSF	(%)
GAR. BSMNT LVL:	12,577 SQ. FT.	-	-
GROUND LVL:	5,623 SQ. FT.	-	-
RES. 2ND FLR:	12,729 SQ. FT.	10,308	(81%)
RES. 3RD FLR:	12,729 SQ. FT.	10,707	(84%)
RES. 4TH FLR:	9,525 SQ. FT.	7,962	(81%)
RES. 5TH FLR:	5,289 SQ. FT.	5,288	(100%)
BLDG GSF (NO BSMNT):	46,194 SQ. FT.	-	-
(RES. BLDG GSF)	(40,571 RES. GSF)	34,265	(84%)
GRND LVL GARAGE:	7,290 GSF	-	-
TOTAL BLDG GSF:	58,771 GSF	-	-
(INCLUDING GARAGE & BASEMENT)			
LOT SIZE:	17,176 SF		
F.A.R:	2.6		

PROGRAM SPACES:	
RESIDENT STORAGE BSMNT:	816 SQ. FT.
RESIDENT STORAGE GRND LVL:	364 SQ. FT.
RESIDENTIAL LOBBY:	196 SQ. FT.
COMMERCIAL SPACE:	4,266 SQ. FT.
GROUND LEVEL PARKING:	7,290 SQ. FT.



0 BASEMENT LEVEL PLAN
SCALE: 1/16" = 1'-0"

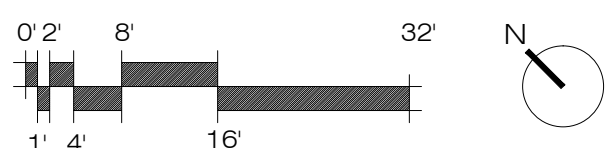
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PRELIMINARY UNIT YIELDS						
FLOOR	1 BR	1 BR + DEN	2 BR	2 BR + DEN	3 BR	TOTAL
1ST	NA	NA	NA	NA	NA	NA
2ND	7	0	4	0	0	11
3RD	7	0	5	0	0	12
4TH	2	0	8	0	0	10
TOTAL	16	0	17	0	0	33
% TOTAL	48%	0%	52%	0.0%	0.0%	
PRELIMINARY PARKING YIELDS						
BASEMENT/GARAGE LEVEL						31
SURFACE/GROUND LEVEL						8
TOTAL PARKING						39
SPACES PER UNIT						1.18

SCHEME 5 YIELDS: 4 STORIES W/ PNTHSE 4/28/2014:

BUILDING SQUARE FOOTAGES:		
	F.TPRINT (GSF)	NRSF (%)
GAR. BSMNT LVL:	12,577 SQ. FT.	-
GROUND LVL:	5,623 SQ. FT.	-
RES. 2ND FLR:	12,729 SQ. FT.	10,308 (81%)
RES. 3RD FLR:	12,729 SQ. FT.	10,707 (84%)
RES. 4TH FLR:	9,525 SQ. FT.	7,962 (81%)
RES. 5TH FLR:	5,289 SQ. FT.	5,288 (100%)
BLDG GSF (NO BSMNT):	46,194 SQ. FT.	-
(RES. BLDG GSF)	40,571 RES. GSF	34,265 (84%)
GRND LVL GARAGE:	7,290 GSF	-
TOTAL BLDG GSF:	58,771 GSF	-
(INCLUDING GARAGE & BASEMENT)		
LOT SIZE:	17,176 SF	F.A.R.: 2.6
PROGRAM SPACES:		
RESIDENT STORAGE BSMNT:		816 SQ. FT.
RESIDENT STORAGE GRND LVL:		364 SQ. FT.
RESIDENTIAL LOBBY:		196 SQ. FT.
COMMERCIAL SPACE:		4,266 SQ. FT.
GROUND LEVEL PARKING:		7,290 SQ. FT.



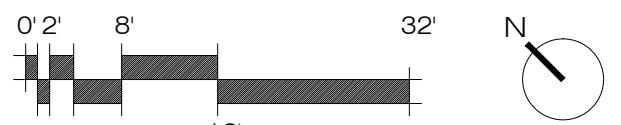
1 GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"



SCHEME 5 YIELDS: 4 STORIES W/ PNTHSE 4/28/2014:

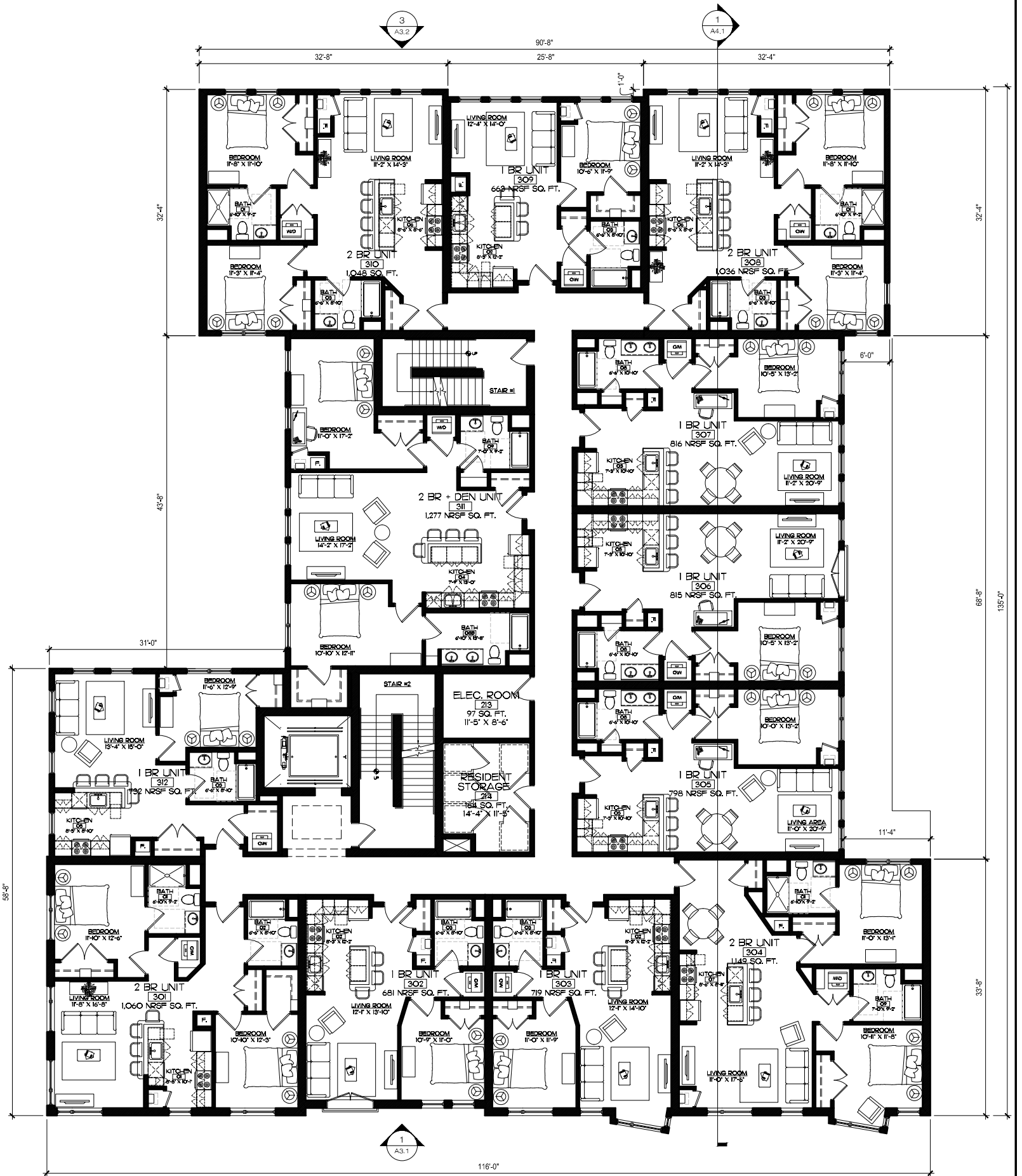
PRELIMINARY UNIT YIELDS						
FLOOR	1 BR	1 BR + DEN	2 BR	2 BR + DEN	3 BR	TOTAL
1ST	NA	NA	NA	NA	NA	NA
2ND	7	0	4	0	0	11
3RD	7	0	5	0	0	12
4TH	7	0	8	0	0	15
TOTAL	28	0	17	0	0	45
% TOTAL	48%	0%	52%	0.0%	0.0%	
PRELIMINARY PARKING YIELDS						
BASEMENT/GARAGE LEVEL						31
SURFACE/GROUND LEVEL						8
TOTAL PARKING						39
SPACES PER UNIT						1.18

BUILDING SQUARE FOOTAGES:		
	F.TPRINT (GSF)	NRSF (%)
GAR. BSMNT LVL:	12,577 SQ. FT.	-
GROUND LVL:	5,623 SQ. FT.	-
RES. 2ND FLR:	12,729 SQ. FT.	10,308 (81%)
RES. 3RD FLR:	12,729 SQ. FT.	10,707 (84%)
RES. 4TH FLR:	9,825 SQ. FT.	7,962 (81%)
RES. 5TH FLR:	5,289 SQ. FT.	5,288 (100%)
BLDG GSF (NO BSMNT):	46,194 SQ. FT.	
(RES. BLDG GSF)	40,571 RES. GSF	34,265 (84%)
GRND LVL GARAGE:	7,290 GSF	-
TOTAL BLDG GSF:	58,771 GSF	-
(INCLUDING GARAGE & BASEMENT)		
LOT SIZE:	17,176 SF	F.A.R.: 2.6
PROGRAM SPACES:		
RESIDENT STORAGE BSMNT:	816 SQ. FT.	
RESIDENT STORAGE GRND LVL:	364 SQ. FT.	
RESIDENTIAL LOBBY:	196 SQ. FT.	
COMMERCIAL SPACE:	4,266 SQ. FT.	
GROUND LEVEL PARKING:	7,290 SQ. FT.	



2 SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"





4
A3.2

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A3.2

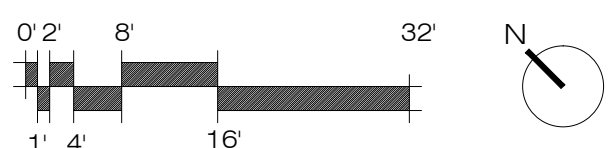
1
A4.1

1
A3.1

PRELIMINARY UNIT YIELDS						
FLOOR	1 BR	1 BR + DEN	2 BR	2 BR + DEN	3 BR	TOTAL
1ST	NA	NA	NA	NA	NA	NA
2ND	7	0	4	0	0	11
3RD	7	0	5	0	0	12
4TH	7	0	8	0	0	15
TOTAL	28	0	17	0	0	45
% TOTAL	48%	0%	52%	0.0%	0.0%	
PRELIMINARY PARKING YIELDS						
BASEMENT/GARAGE LEVEL						31
SURFACE/GROUND LEVEL						8
TOTAL PARKING						39
SPACES PER UNIT						1.18

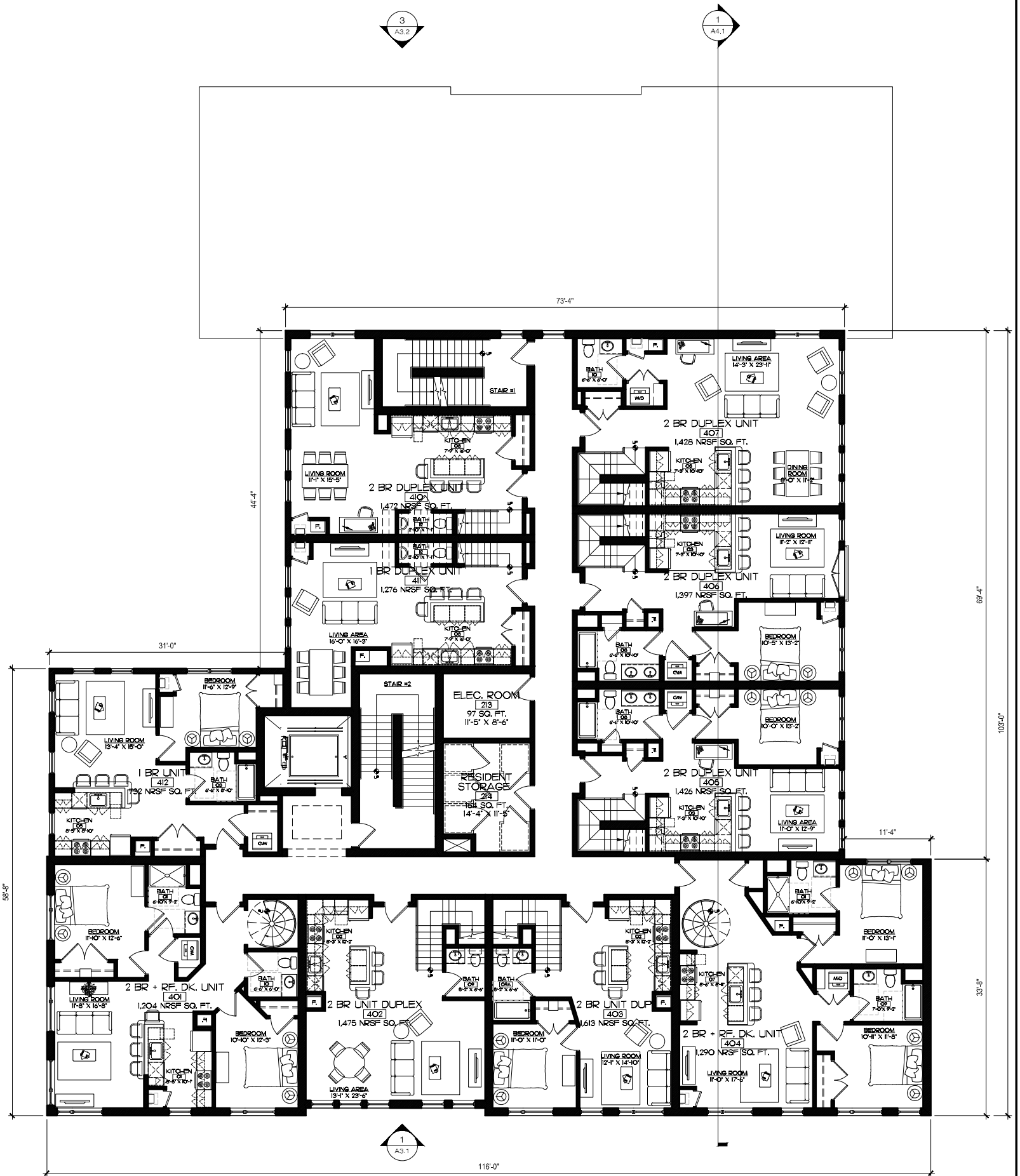
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BUILDING SQUARE FOOTAGES:		
	F.TPRINT (GSF)	NRSF (%)
GAR. BSMNT LVL:	12,577 SQ. FT.	-
GROUND LVL:	5,623 SQ. FT.	-
RES. 2ND FLR:	12,729 SQ. FT.	10,308 (81%)
RES. 3RD FLR:	12,729 SQ. FT.	10,707 (84%)
RES. 4TH FLR:	9,825 SQ. FT.	7,962 (81%)
RES. 5TH FLR:	5,289 SQ. FT.	5,288 (100%)
BLDG GSF (NO BSMNT):	46,194 SQ. FT.	
(RES. BLDG GSF):	40,571 RES. GSF	34,265 (84%)
GRND LVL GARAGE:	7,290 GSF	-
TOTAL BLDG GSF:	58,771 GSF	-
(INCLUDING GARAGE & BASEMENT)		
LOT SIZE:	17,176 SF	F.A.R: 2.6
PROGRAM SPACES:		
RESIDENT STORAGE BSMNT:		816 SQ. FT.
RESIDENT STORAGE GRND LVL:		364 SQ. FT.
RESIDENTIAL LOBBY:		196 SQ. FT.
COMMERCIAL SPACE:		4,266 SQ. FT.
GROUND LEVEL PARKING:		7,290 SQ. FT.



3 THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"

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A4.1

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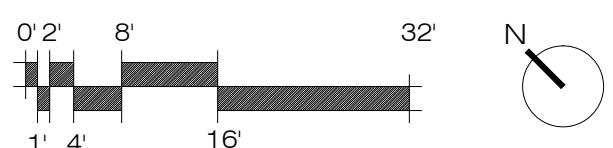
PRELIMINARY UNIT YIELDS						
FLOOR	1 BR	1 BR + DEN	2 BR	2 BR + DEN	3 BR	TOTAL
1ST	NA	NA	NA	NA	NA	NA
2ND	7	0	4	0	0	11
3RD	7	0	5	0	0	12
4TH	7	0	8	0	0	15
TOTAL	28	0	17	0	0	45
% TOTAL	48%	0%	52%	0.0%	0.0%	

PRELIMINARY PARKING YIELDS	
BASEMENT/GARAGE LEVEL	31
SURFACE/GROUND LEVEL	8
TOTAL PARKING	39
SPACES PER UNIT	1.18

SCHEME 5 YIELDS: 4 STORIES W/ PNTHSE 4/28/2014:

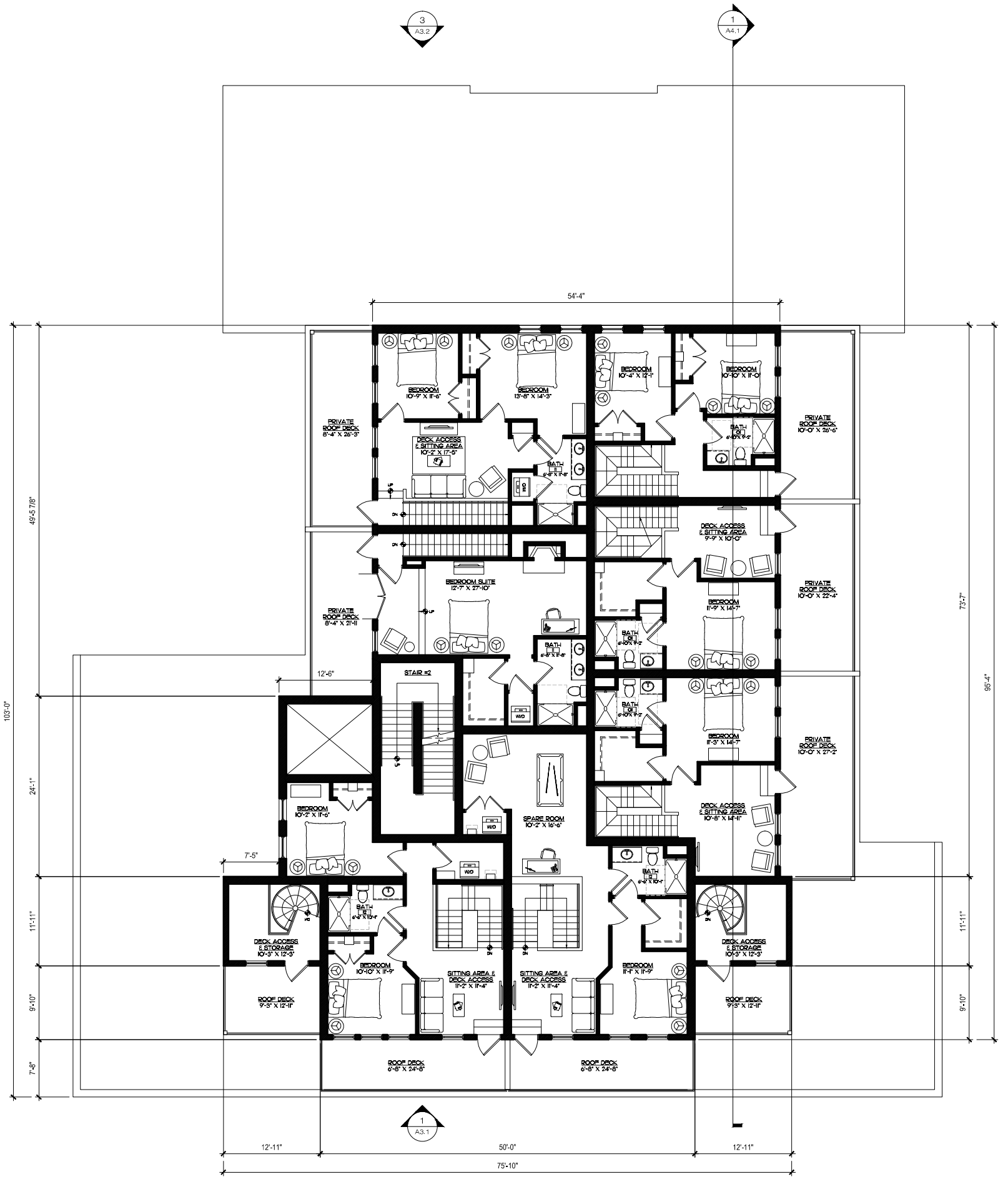
BUILDING SQUARE FOOTAGES:		
	F.TPRINT (GSF)	NRSF (%)
GAR. BSMNT LVL:	12,577 SQ. FT.	-
GROUND LVL:	5,623 SQ. FT.	-
RES. 2ND FLR:	12,729 SQ. FT.	10,308 (81%)
RES. 3RD FLR:	12,729 SQ. FT.	10,707 (84%)
RES. 4TH FLR:	9,825 SQ. FT.	7,962 (81%)
RES. 5TH FLR:	5,289 SQ. FT.	5,288 (100%)
BLDG GSF (NO BSMNT):	46,194 SQ. FT.	-
(RES. BLDG GSF)	40,571 RES. GSF	34,265 (84%)
GRND LVL GARAGE:	7,290 GSF	-
TOTAL BLDG GSF:	58,771 GSF	-
(INCLUDING GARAGE & BASEMENT)		
LOT SIZE:	17,176 SF	F.A.R.: 2.6

PROGRAM SPACES:	
RESIDENT STORAGE BSMNT:	816 SQ. FT.
RESIDENT STORAGE GRND LVL:	364 SQ. FT.
RESIDENTIAL LOBBY:	196 SQ. FT.
COMMERCIAL SPACE:	4,266 SQ. FT.
GROUND LEVEL PARKING:	7,290 SQ. FT.



4 FOURTH FLOOR PLAN
SCALE: 1/16" = 1'-0"

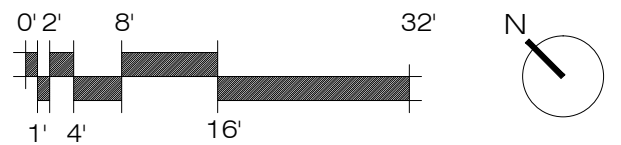
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SCHEME 5 YIELDS: 4 STORIES W/ PNTHSE 4/28/2014

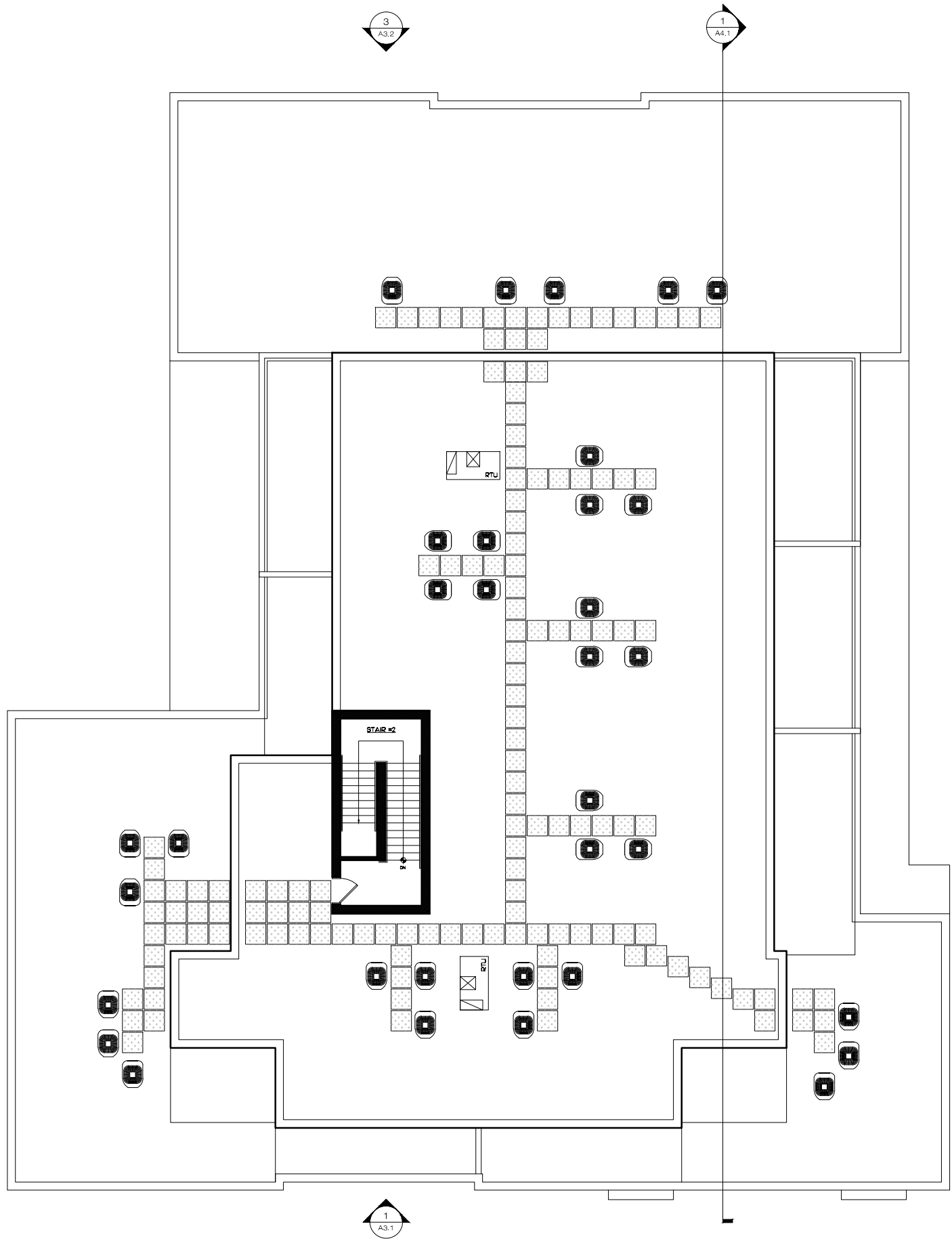
PRELIMINARY UNIT YIELDS						
FLOOR	1 BR	1 BR + DEN	2 BR	2 BR + DEN	3 BR	TOTAL
1ST	NA	NA	NA	NA	NA	NA
2ND	7	0	4	0	0	11
3RD	7	0	5	0	0	12
4TH	2	0	8	0	0	10
TOTAL	16	0	17	0	0	33
% TOTAL	48%	0%	52%	0.0%	0.0%	
PRELIMINARY PARKING YIELDS						
BASEMENT/GARAGE LEVEL						31
SURFACE/GROUND LEVEL						8
TOTAL PARKING						39
SPACES PER UNIT						1.18

BUILDING SQUARE FOOTAGES			
	FTPRINT (GSF)	NRSF	(%)
GAR. BSMNT LVL:	12,577 SQ. FT.	-	-
GROUND LVL:	5,623 SQ. FT.	-	-
RES. 2ND FLR:	12,729 SQ. FT.	10,308	(81%)
RES. 3RD FLR:	12,729 SQ. FT.	10,707	(84%)
RES. 4TH FLR:	9,825 SQ. FT.	7,962	(81%)
RES. 5TH FLR:	5,289 SQ. FT.	5,288	(100%)
BLDG GSF (NO BSMNT):	46,194 SQ. FT.	-	-
(RES. BLDG GSF)	140,871 RES. GSF	34,265	(24%)
GRND LVL GARAGE:	7,290 GSF	-	-
TOTAL BLDG GSF:	58,771 GSF	-	-
(INCLUDING GARAGE & BASEMENT)			
LOT SIZE:	17,176 SF	F.A.R.: 2.6	
PROGRAM SPACES:			
RESIDENT STORAGE BSMNT:	816 SQ. FT.		
RESIDENT STORAGE GRND LVL:	364 SQ. FT.		
RESIDENTIAL LOBBY:	196 SQ. FT.		
COMMERCIAL SPACE:	4,266 SQ. FT.		
GROUND LEVEL PARKING:	7,290 SQ. FT.		



5 PENTHOUSE LEVEL PLAN
SCALE: 1/16" = 1'-0"





4
A3.2

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A3.2

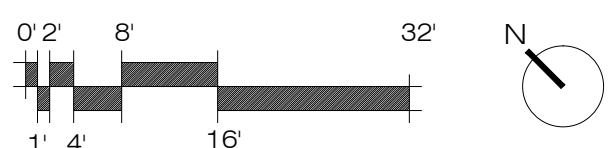
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A4.1

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A3.1

PRELIMINARY UNIT YIELDS						
FLOOR	1 BR	1 BR + DEN	2 BR	2 BR + DEN	3 BR	TOTAL
1ST	NA	NA	NA	NA	NA	NA
2ND	7	0	4	0	0	11
3RD	7	0	5	0	0	12
4TH	7	0	8	0	0	15
TOTAL	28	0	17	0	0	45
% TOTAL	48%	0%	52%	0.0%	0.0%	
PRELIMINARY PARKING YIELDS						
BASEMENT/GARAGE LEVEL						31
SURFACE/GROUND LEVEL						8
TOTAL PARKING						39
SPACES PER UNIT						1.18

SCHEME 5 YIELDS: 4 STORIES W/ PNTHSE 4/28/2014:

BUILDING SQUARE FOOTAGES:		
	F.TPRINT (GSF)	NRSP (%)
GAR. BSMNT LVL:	12,577 SQ. FT.	-
GROUND LVL:	5,623 SQ. FT.	-
RES. 2ND FLR:	12,729 SQ. FT.	10.308 (81%)
RES. 3RD FLR:	12,729 SQ. FT.	10,707 (84%)
RES. 4TH FLR:	9,525 SQ. FT.	7,962 (81%)
RES. 5TH FLR:	5,289 SQ. FT.	5,288 (100%)
BLDG GSF (NO BSMNT):	46,194 SQ. FT.	-
(RES. BLDG GSF)	(40,571 RES. GSF)	34,265 (84%)
GRND LVL GARAGE:	7,290 GSF	-
TOTAL BLDG GSF:	58,771 GSF	-
(INCLUDING GARAGE & BASEMENT)		
LOT SIZE:	17,176 SF	F.A.R: 2.6
PROGRAM SPACES:		
RESIDENT STORAGE BSMNT:	816 SQ. FT.	
RESIDENT STORAGE GRND LVL:	364 SQ. FT.	
RESIDENTIAL LOBBY:	196 SQ. FT.	
COMMERCIAL SPACE:	4,266 SQ. FT.	
GROUND LEVEL PARKING:	7,290 SQ. FT.	



6 ROOF LEVEL PLAN
SCALE: 1/16" = 1'-0"

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1 SOUTH ELEVATION- (WEST BROADWAY ELEVATION)
Scale: 3/32" = 1'-0"

170 WEST BROADWAY
SOUTH BOSTON, MA

4/28/2014

A3.1

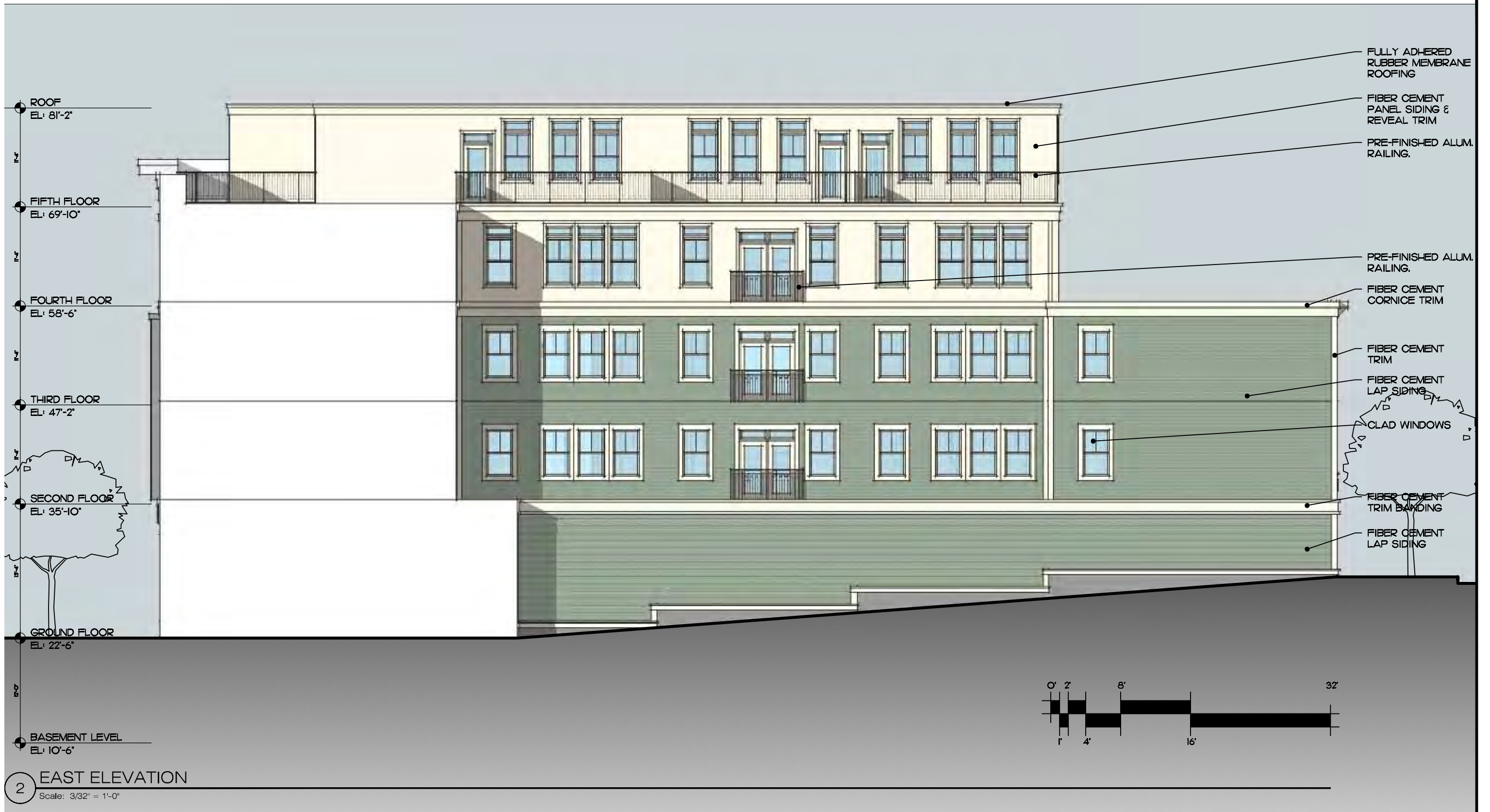


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170 WEST BROADWAY
SOUTH BOSTON, MA

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A3.2



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3 REAR ELEVATION- (ATHENS ST ELEVATION)
 Scale: 3/32" = 1'-0"

170 WEST BROADWAY
 SOUTH BOSTON, MA

4/28/2014

A3.3

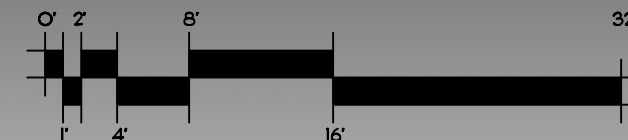
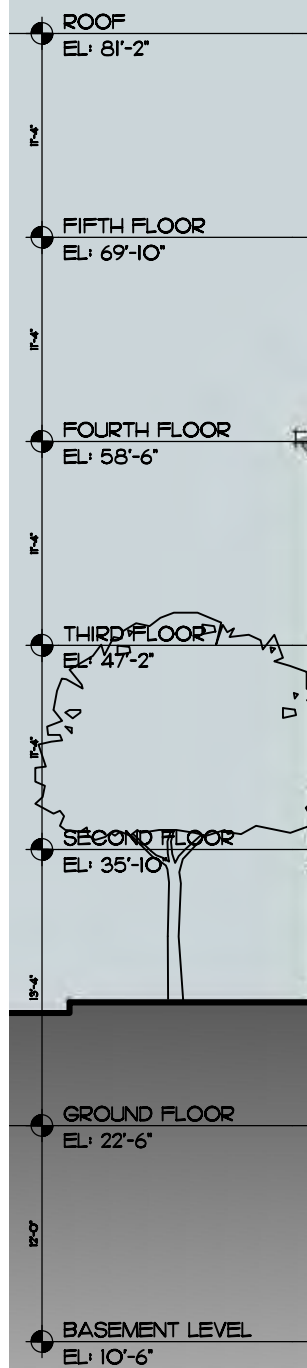


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4 WEST ELEVATION
Scale: 3/32" = 1'-0"

170 WEST BROADWAY
SOUTH BOSTON, MA

4/28/2014

A3.4



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5 AERIAL SCHEMATIC VIEWS

Scale: 3/32" = 1'-0"

170 WEST BROADWAY
SOUTH BOSTON, MA

4/28/2014

A3.5

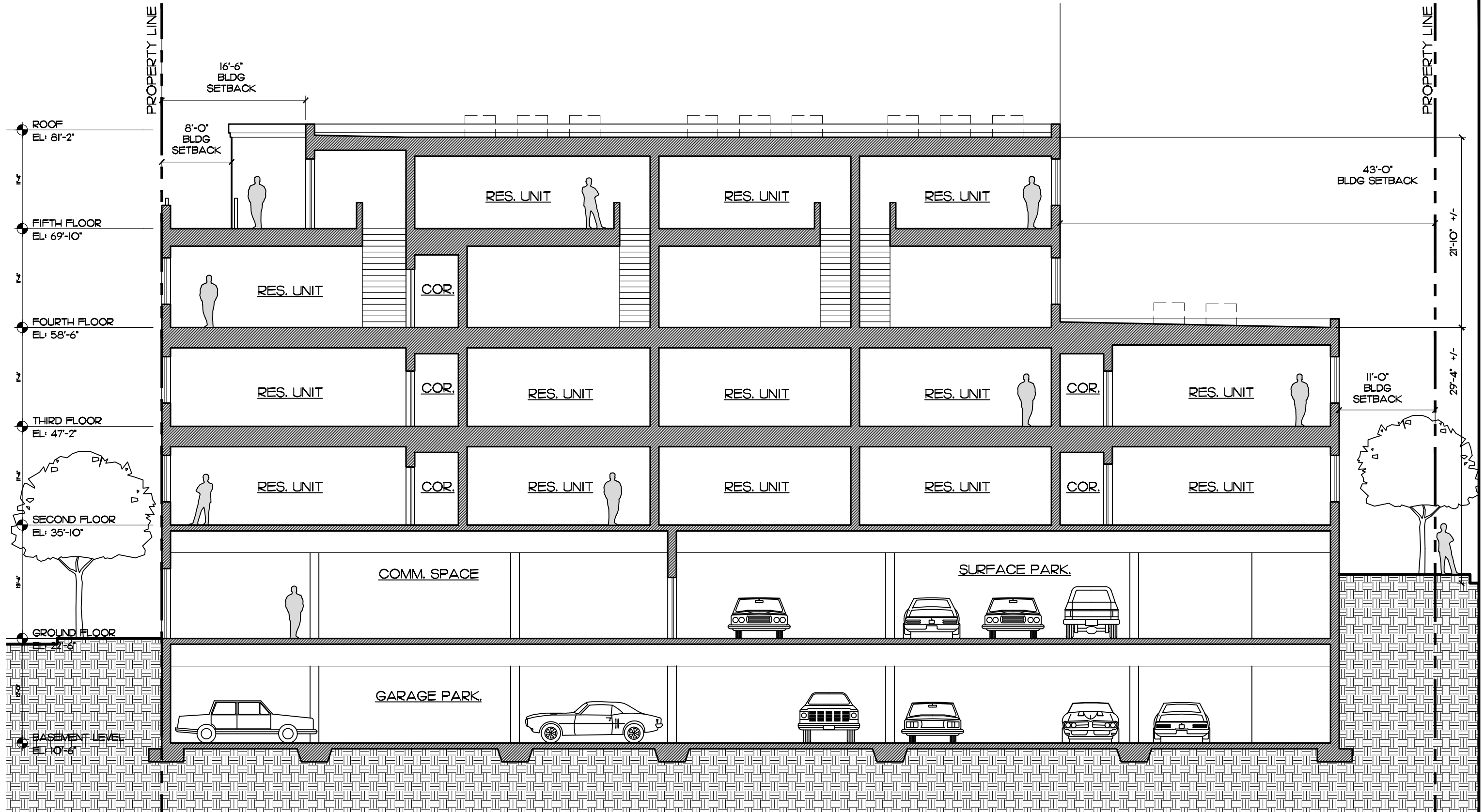


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170 WEST BROADWAY
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4/28/2014

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170 West Broadway

April 28, 2014

170 West Broadway

South Boston, MA 02127

Appendix B: Permitting Applications and Appeals:

Please see attached Permit applications, and ISD Zoning and Building Code Applications



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

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

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O'Sullivan
Architects

Martin J. Walsh
Mayor

ZONING CODE REFUSAL

Gary P. Moccia
Inspector of Buildings

DAVID O'SULLIVAN
580 MAIN STREET
SUITE 204
READING, MA 01867

May 05, 2014

Location: 170-174 W BROADWAY SOUTH BOSTON MA 02127
Ward: 06
Zoning District: St Vincent
Zoning Subdistrict: NS
Appl. # : ERT275919
Date Filed: August 17, 2013
Purpose: Erect new Mixed use building 5 stories. Two future commercial spaces (1 local retail and 1 restaurant) on first floor, 33 Residential units, and underground parking for 39 cars.

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.80 Sec. 80E-2	Appl. of Small Project Review	SMALL PROJECT REVIEW APPLICABILITY
Article 57, Section 11 **	Use: Conditional	Multi family dwelling units use is aconditional use
Article 57, Section 12 **	Dimensional Regulations	Floor area ratio is excessive
Article 57, Section 12 **	Dimensional Regulations	Maximum building height is excessive
Article 57, Section 12 **	Dimensional Regulations	Minimum front yard requirement is insufficient
Article 57, Section 12 **	Dimensional Regulations	Minimum rear yard requirement is insufficient
Article 57, Section 26 ***	Off-Street Loading Insufficient	Off street loading requirement is insufficient
Article 57, Section 26 **	Off-Street Parking Insufficient	Off street parking requirement is insufficient
Article 57, Section 26 **	Off-Street Parking Insufficient	Off street parking design (size, access drive & maneuverability)

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.



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Re: Application # : **ERT275919**
Date Filed: August 17, 2013
Location: 170-174 W BROADWAY SOUTH BOSTON MA 02127
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Purpose: Erect new Mixed use building 5 stories. Two future commercial spaces (1 local retail and 1 restaurant) on first floor, 33 Residential units, and underground parking for 39 cars.

Your application requires Building Code Relief, as same would be in violation of Massachusetts State Building Code 780 CMR - Eighth Edition, Chapter 802, acts of 1972, as amended to wit:

Violation:	Violation Description:	Violation Comments:
Building	Building Code Refusal:	<u>IRC Chapter 7, Section 705.8</u> . Openings are not permitted in exterior walls where the fire separation distance is less than 3 ft.

Marc Joseph
for the Commissioner
(617)961-3233

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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.

BOA 363539



APPEAL
under Boston Zoning Code

Boston, Massachusetts May 16, 2014

To the Board of Appeal in the Inspection Services Department of the City of Boston:
the Authorized Agent for the Owner

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

of the lot at
170-174 W. Broadway 6 St. Vincent
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 Inspectional Services Commissioner as outlined in the attached refusal letter.

DESCRIBE IN DETAIL THE REASON(S) FOR THIS APPEAL

This appeal seeks permission to erect a new mixed-use five (5) story building (with 5th level penthouse set-back from 4th level), commercial space for retail and restaurant uses, 33 residential units and underground parking for 39 cars.

STATE REASONS FOR THIS PROPOSAL

Allowance of the within appeal will enable the Appellant to revitalize an under-utilized property site by removing and replacing an existing single story restaurant building with a new mixed use residential and retail development that includes ample on-site parking and related improvements in open space, landscaping, and pedestrian/vehicular access and design.

PROVIDE REASONS WHY BOARD SHOULD GRANT RELIEF

Appellant submits that the Board should grant the requested relief, as the proposed project is not detrimental to the surrounding community; but will instead activate an under-utilized parcel with an architecturally pleasing building consistent in size and scope with the surrounding area. The scope of the proposed project is consistent with the context of the West Broadway neighborhood, and in furtherance of the planning goals for the overall area.

COMMENTS

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

OWNER 170 West Broadway, LLC

Joseph P. Hanley
JD

AUTHORIZED AGENT Joseph P. Hanley, Esq.

ADDRESS McDermott, Quilty & Miller LLP
137 Oliver Street, 5th Floor
Boston, Massachusetts 02110

TELEPHONE (617) 946-4600

FAX (617) 946-4624





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DAVID O'SULLIVAN
580 MAIN STREET
SUITE 204
READING, MA 01867


May 05, 2014

Location: 170-174 W BROADWAY SOUTH BOSTON MA 02127
Ward: 06
Zoning District: St Vincent
Zoning Subdistrict: NS
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Date Filed: August 17, 2013
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Marc Joseph
(617)961-3233
for the Commissioner

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This form to be filed in duplicate with the Inspectional Services Department
(Form A)

BOA 363540



APPEAL

BOSTON,

May 15, 2014

XX

TO THE INSPECTIONAL SERVICES COMMISSIONER OF THE CITY OF BOSTON:

The undersigned hereby appeals to the Board of Appeal from the following decision of the Inspectional Services Commission made May 5, 2014 ~~XX~~

Re: Application No. ERT275919
Filed: August 17, 2013
Location: 170-174 W. Broadway, South Boston, MA 02127 Ward 06
Purpose: Erect a new mixed-use five (5) story building (with 5th level penthouse set-back from 4th level), commercial space for retail and restaurant uses, 33 residential units and underground parking for 39 cars.

The application requires Building Code Relief, as same would be in violation of Massachusetts State Building Code 780 CMR - Eighth Edition, Chapter 802, acts of 1972, as amended to wit:

Building Code Refusal: Openings are not permitted in exterior walls where the fire separation distance is less than three (3) feet per IRC Ch. 7, Sec. 705.8.

The appellant 170 West Broadway, LLC by Joseph P. Hanley, Esq. here states briefly the grounds of and reasons for his appeal from the decision of the Inspectional Services Commissioner above referred to

The Appellant hereby appeals the referenced violation, as the scope of the work associated with this appeal is the most practical, appropriate and safe means to design the subject structure. In this regard, the Appellant submits that the proposed work is consistent with the spirit and intent of the Building Code, and is aimed at designing and developing a contextually appropriate building that will become part of the fabric of the neighborhood. The project also includes specific measures to assure proper fire safety. For these and other reasons more precisely enumerated at the public hearing before the Board, the appellant respectfully requests the allowance of the within appeal.

Signature

Joseph P. Hanley (signature)

Joseph P. Hanley, Esq.
Authorized Agent for 170 West Broadway, LLC
Address 131 Oliver Street, 5th Floor
Boston, MA 02110



Martin J. Walsh
Mayor

Boston Inspectional Services Department Building and Structures Division

1010 Massachusetts Avenue Boston, MA 02113 Telephone: (617) 635-5300

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COMMUNITY
AFFAIRS

Gary P. Moccia
Inspector of Buildings

BUILDING CODE REFUSAL

May 05, 2014

DAVID O'SULLIVAN
580 MAIN STREET
SUITE 204
READING, MA 01867

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