

3371 Washington Street and
197-203 Green Street Project
Jamaica Plain, Massachusetts

APPLICATION FOR ARTICLE 80 SMALL PROJECT REVIEW

Submitted to the
Boston Redevelopment Authority



Walter Craven, Developer and Applicant
3371 Washington Street
Jamaica Plain, MA 02130

McKenzie & Associates, P.C.
Counselors at Law

October 3, 2014

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

Dear Director Golden:

It is my pleasure to submit this application for Small Project Review, pursuant to Article 80, Section 80E of the Boston Zoning Code, for the 3371 Washington Street and 197-203 Green Street residential and commercial development in Jamaica Plain.

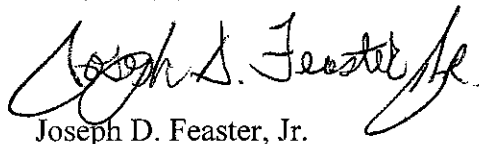
The proposed project consists of 20 new residential condominium units, 3 of which will be affordable units in accordance with the Executive Order on inclusionary development, and 4 commercial units. There will be 24 off-street parking spaces, 3 bike racks, and dumpsters for trash and recycling.

Walter Craven of 3371 Washington Street, Jamaica Plain, MA 02130 is the Applicant. The project architect is Phung/Porzio Studio of Architecture located in Dorchester.

I thank you and the BRA staff with whom we have discussed this project for your guidance and opportunity to submit this application for BRA approval.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,



Joseph D. Feaster, Jr.

JDF/mar
Enclosure

**3371 Washington Street and
197-203 Green Street Project
Jamaica Plain**

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

**Submitted by:
Walter Craven**

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1.1 PROJECT TEAM:

Developer and Applicant

Walter Craven
3371 Washington Street
Jamaica Plain, MA 02130

Architects

Phung/Porzio Studio of Architecture
204 Adams Street
Suite 5
Dorchester, MA 02122
617 282-3600
phungporzioarch@aol.com

Legal Counsel

Joseph D. Feaster, Jr.
McKenzie & Associates, PC
183 State Street, Suite 6
Boston, MA 02109
617 778-0012 Direct
617 723-0400 Main
jfeaster@mckenzielawpc.com

1.2 PROJECT SUMMARY:

The proposed project consists of combining several lots into a 22,660 square foot site at 3371 Washington Street and 197-203 Green Street in Jamaica Plain to erect 2 new four story buildings containing 20 residential units, 3 of which are affordable, 4 commercial units, and 24 off-street and on-grade parking spaces. Further, the Washington Street building is set back 5 feet from the front lot line. The parcels are zoned Local Industrial.

1.3 COMMUNITY PROCESS:

Applicant has had more than 10 community meetings with the neighbors abutting his Washington/Green Street Project, particularly the Union Avenue neighbors, over the past 2 years. The meetings were as follows:

- July 2012 – Initial Meeting with Union Avenue neighbors.
- On November 27, 2012, a meeting was held at Curtis Hall to discuss the project with the Union Avenue neighbors.
- During February, 2013, there were a number of meetings with the Union Avenue neighbors.

- On March 26, 2013, a meeting was held at Curtis Hall with the Union Avenue neighbors and other abutters to again discuss the project.
- In June, 2013, the Union Avenue neighbors received the traffic study.
- On June 13, 2013, the Jamaica Plain Neighborhood Council (JPNC) Zoning Committee scheduled this project to be heard at its meeting. A vote was not taken at the request of the Project Team because of additional neighbor concerns.
- On June 26, 2013, Feaster asked Ms. Doherty to seek to schedule a meeting with the Union Avenue neighbors in July to discuss a number of revisions to the project based on previously expressed concerns.
- On June 28, 2013, Feaster was advised by Ms. Doherty that the Union Avenue neighbors wanted to have a meeting amongst themselves without the Project Team.
- On October 29, 2013, a meeting was held with the Union Avenue neighbors.
- On January 8, 2014, a meeting to discuss the Project was held by the JPNC Zoning Committee.
- On July 1, 2014, a meeting was held with the Union Avenue neighbors.
- On July 29, 2014, a meeting was held with the Union Avenue neighbors.
- On September 23, 2014, a meeting was held with the Union Avenue neighbors.

Project: 3371 Washington, 197-201 Green St., Jamaica Plain, MA

2.1 PROJECT OVERVIEW:

PROJECT TITLE:

Proposed New Buildings @
3371 Washington St./197-203 Green St.
Jamaica Plain, MA

LOCATION:

Same as Above

LOT AREA:

Combined lot which include, parcel 2584, 8,400 square feet and Lots 2,3,&6A 14,260 square feet, equal 22,660 Square Feet, total project lot size.

ZONING:

Local Industrial (Note, 2F4000 is the abutting residential zone used in analysis of the projects residential units)

CONFIGURATION:

(4) Four commercial spaces
(20) Residential Units-(3 Low Income units (15%)/ 1 Group 2 HC Accessible unit,
19 Group 1 HC Accessible units).
(24) Parking Spaces (including 1 for loading)

Project: 3371 Washington, 197-201 Green St., Jamaica Plain, MA

2.2 EXISTING SITE DESCRIPTION:

The existing building at 3371 Washington Street is a one story, brick façade structure. The occupancy is shared by a small restaurant in the front of the building and a metal works shop in the rear.

The building at 197 Green Street is a 2 ½ story wood structure that is presently occupied by boarding house units.

The neighborhood in general is a mixture of residential and commercial uses. 300 feet each side of 3371 Washington Street is an auto body shop, a pizza take out, a fried chicken shop, a beauty salon, gas station, and even an office of the Pine Street Inn across the street.

To the right of the Green Street property there is a couple of multi-residential buildings and to the left there is an unoccupied commercial space with residential above. Across the street is a supermarket and a residential area.

Project: 3371 Washington, 197-201 Green St., Jamaica Plain, MA

2.3 PROJECT DESCRIPTION:

The project consists of two new buildings, each with commercial spaces on the first level with three of levels of residential above. 3371 Washington Street is a four story, 44' high building with 9 units while 199 – 201 Green Street is a four story 47' high building with 11 units. Each building has two egress stairs one of which will have a hatch to the roof and an elevator from the basement to the top floor. The site will contain a water drainage and water reclamation system. 3371 Washington Street, which is on the south end of the site, will also have covered parking on the first level behind the commercial space and under level 2. There will be a full basement under the commercial space however the parking will be a slab on grade. At 197-203 Green Street which is on the north end of the site there are three commercial spaces with a full basement under the entire building.

Residential

There are twenty residential units in the entire project, seventeen of which are 2 bedroom units while the rest are three bedroom units. Fifteen percent or 3 units are affordable and one unit will be a Group 2 accessible unit while the other 19 units will be a Group 1, or built in such a way as to be easily converted to an accessible unit.

Commercial

There will be 4 Commercial spaces, one on the ground level at 3371 Washington Street and three on the ground level at the Green Street building. At the time of this writing all four spaces are undesignated commercial spaces. The sizes of these spaces include: 1,656 sq. ft. at Washington Street and 1,072 sq. ft., 1,001 sq. ft. and 943 sq. ft. at Green Street.

Parking

There is a total of twenty four parking spaces 2 of which will be handicap accessible. Ten are outside in the center of the site and the other 14 will be at 3371 Washington Street on grade, 9 of which will be under the residential portion of the building and 5 open to the sky above.

Open Space

At Washington Street the building footprint covers approximately 71% of the site so there is no open space on grade. At the Green Street building there is approximately 2,000 square feet of open space of 100 square feet per unit for the whole project.

Facades

The façade of both buildings will be a combination of brick and stone with aluminum clad windows. At the ground floor and stair towers the façade will be a storefront construction with some metal panels. In some areas the brick will project out slightly and the brick may vary in color to give the buildings more detail and character. The top level of the Washington façade steps back 5 feet providing some relief to the height at the front elevation. On the side elevations of the Washington Street building the balconies will cut into the façade thus breaking up plan of the building face, however on the Green Street façade the balconies project off the rear building face. At 3371 Washington Street there is a 5 feet setback above the first floor on either side of the building to allow for non fire rated windows and also to cut back the scale of the building and provide a landscaping strip. In the rear the Washington Street building sets back 30' – 8" from the Union Ave. abutter. This design attempts to provide the maximum amount of light, air and views to the abutters given the program's requirement.

Landscape

Every attempt has been made to provide landscaping in the parking area especially on the Union side of the development. This area is intended to create a buffer from the neighbors, an area to be used by the residence of this development as well as an attempt to beautify the parking area.

Project: 3371 Washington, 197-201 Green St., Jamaica Plain, MA

2.4 BUILDING AREAS:

3371 Washington St.

Footprint (of building).....5,942 Sq. Ft.
1st Floor.....(Excluding Garage) 2,411 Sq. Ft.
2nd Floor.....5,151 Sq. Ft.
3rd Floor.....5,151 Sq. Ft.
4th Floor.....5,009 Sq. Ft.
Total Gross Usable Area.....Approx. 17,722 Sq. Ft.

197-201 Green Street

Footprint (of building).....3,965 Sq. Ft.
1st Floor.....3,965 Sq. Ft.
2nd & 3rd10,257 Sq. Ft.
4th Floor.....4,093 Sq. Ft.
Total Gross Usable Area.....Approx. 18,315 Sq. Ft.

Project: 3371 Washington, 197-201 Green St., Jamaica Plain, MA

2.5 UNIT AREAS:

3371 Washington St.

Two, 2BR Units @.....1,290 Sq. Ft. Ea.= 2,580 Sq. Ft.
Two, 2BR Units @.....1,404 Sq. Ft. Ea.= 2,808 Sq. Ft.
One 2BR Unit @.....1,223 Sq. Ft.
One 2BR Unit @.....1,344 Sq. Ft.
Three 3BR Unit @.....1,490 Sq. Ft. Ea.= 4,470 Sq. Ft.

Total Six 2BR units @.....7,955 Sq. Ft.
Three 3BR units @.....4,470 Sq. Ft.

Total Unit Area.....**12,425 Sq. Ft.**

197-201 Green Street

Three 2BR Units @.....1,089 Sq. Ft. Ea.= 3,267 Sq. Ft.
Three 2BR Units @.....1,133 Sq. Ft Ea.= 3,399 Sq. Ft.
Two 2BR Units @.....1,170 Sq. Ft Ea.= 2,340 Sq. Ft.
Two 2BR Units @.....939 Sq. Ft. Ea.= 1,878 Sq. Ft.
One 2BR Unit @.....1,275 Sq. Ft.

Total Eleven 2BR Units.....12,159 Sq. Ft.

Total Unit Area.....**12,159 Sq. Ft.**

Project: 3371 Washington, 197-201 Green St., Jamaica Plain, MA

2.6 TRAFFIC PARKING AND ACCESS:

TRANSPORTATION FACT SHEET

3371 Washington Street/197-201 Green Street Jamaica Plain, Massachusetts

Project Description

The proposed project consists of two buildings located at 3371 Washington Street and 197-201 Green Street in Jamaica Plain. Each building consists of commercial uses on the first floor with three floors of residential space above. Each building will include a rooftop deck and solar panel installation.

The project will convert the existing site, which consists of a restaurant, an auto shop, and a small residential building, into 20 residential units and approximately 5,650 sf of commercial space consisting of retail, restaurant, and bakery/café uses. The project will also provide 32 parking spaces within the site, including 15 enclosed parking spaces and 17 outdoor parking spaces, two of which will be handicap accessible. A site location plan is provided in **Figure 1**.

Site Access

The proposed site plan is provided in **Figure 2**. The site currently has one driveway along Green Street. With the redevelopment of the site, access to the parking areas for both buildings will be provided at the same location.

Pedestrian access to 3371 Washington Street will be provided from frontage along Washington Street and from the 15-space parking garage. Pedestrian access to 197-201 Green Street will be provided from frontage along Green Street, the site driveway, and the 17-space parking lot.

Parking and Loading

Surface parking for 32 vehicles will be provided on-site in two separate areas, including a 15-space at-grade garage and a 17-space parking lot. The proposed parking supply meets the BTB guidelines for Jamaica Plain neighborhoods within a 10-minute walk of an MBTA station. The proposed parking supply will accommodate the 20 residential units and ground-floor retail uses.

Secure, covered bicycle storage for residents and employees will be provided for 24 bicycles as recommended by BTB. Also per BTB guidelines, short-term parking for six bicycles will be provided near building entrances for visitors and guests.

Loading and delivery activity will take place within the site parking lot. Residential deliveries are typically infrequent and generally involve overnight delivery service and postal delivery as well as the occasional furniture delivery. Move-in/move-out activity will be scheduled with building management and will occur on-site or permits can be obtained from BTB to reserve space along Washington and Green Streets. Commercial deliveries, particularly for restaurant uses, are more frequent, but the loading demand for these uses is expected to be light due to the relatively small sizes of the commercial spaces. Trash and recycling pick-up will also occur within the site parking lot.



Figure 1. Locus Map

Public Transportation

The project site is located less than a quarter-mile from the Green Street MBTA Orange Line station, which is located west of the site at the corner of Green Street and Amory Street.

The project site is also served by MBTA bus route #42, with a stop located at the intersection of Washington Street and Green Street. MBTA bus route #42 runs between Forest Hills and Dudley Station.

Travel Mode Split

Mode split data for the area were provided by the Boston Transportation Department (Area 6). Peak-hour mode split expected for residents and commercial uses at the project site is shown in **Table 1**.

Table 1. Peak-Hour Mode Split

MODE	RESIDENTIAL	COMMERCIAL
Transit	35%	21%
Bike/Walk	15%	28%
Auto	50%	51%

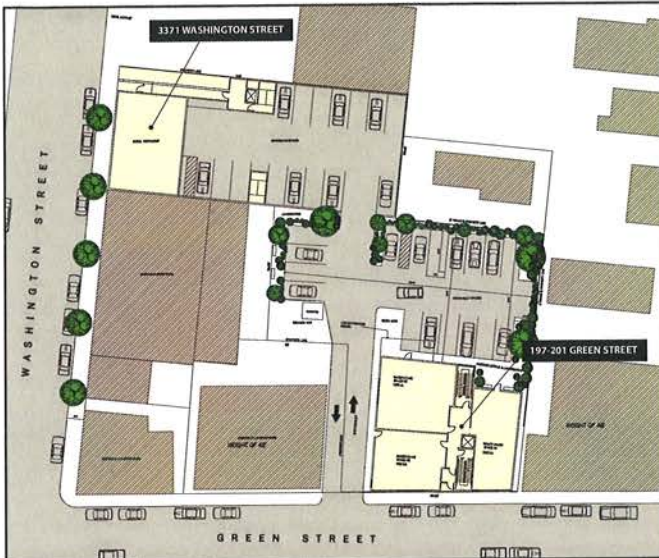


Figure 2. Site Plan

Trip Generation

The following estimates of trip generation are based on the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 9th edition. The trips generated by the 20 residential units were estimated using Land Use Code (LUC) 220 - Apartment. The trips generated by the commercial uses were estimated using LUC 820 - Shopping Center, LUC 932 - High-Turnover (Sit-Down) Restaurant, and LUC 936 - Coffee/Donut Shop. The estimated trips are assigned to travel mode shares for Jamaica Plain (Zone 6) as provided by BTD. It is expected that some of the trips generated by the commercial uses will be pass-by trips. Pass-by trips are those already in the transportation network and not specifically destined to the project site. To account for these trips, a pass-by rate of 25% was applied to the restaurant and retail uses and a pass-by rate of 90% was applied to the bakery/café use.

Based on the above-mentioned mode split data, the project will generate approximately 32 vehicle trips during the a.m. peak hour and 34 vehicle trips during the p.m. peak hour. A summary of trips, by mode, is shown in Table 2.

Table 2. Peak-Hour Mode Split

	TRANSIT	BIKE/WALK	AUTO
Daily	180	248	402
In	90	124	201
Out	90	124	201
A.M. Peak	24	27	32
In	10	16	19
Out	14	11	13
P.M. Peak	17	19	34
In	11	9	16
Out	6	10	18

Other Area Development Projects

Other area development projects in the general vicinity of the project site and either permitted or currently under review through the City of Boston's Article 80 review include the following:

Casey Arborway Improvement Project. This project will replace the existing structurally deficient elevated section of Route 203 connecting the Arboretum at the Arborway, over Washington and South Streets, with a new at-grade boulevard. Construction on the project is expected to begin between spring 2014 and fall 2016.

154-160 Green Street Mixed-use Project. This proposed mixed-use building consists of 13 units, retail space, and a 16-space underground parking garage. Additionally, 5-short-term on street parking spaces will be created by the realignment of the sidewalk along Green Street.

Jamaica Park Condominium. This proposed development consists of 29 freestanding condominium units located on Brookley Road, adjacent to the Forest Hills Street intersection.

Forest Hills Parcel V&W. This proposed commercial development consists of approximately 44,330 square-foot including 58 off-street parking spaces and related site improvements on Massachusetts Bay Transportation Authority's Parcels V and W in the Forest Hills area of Jamaica Plain.

3521 Washington Street. This project includes the demolition of the existing vacant warehouses and the construction of a new approximately 130,000 square-foot self-storage facility; a new 2-story building consisting of approximately 28,000 square-feet of retail space; and 42 new residential units.

Summary

Overall vehicle trip generation at the proposed project site is not substantial due to the relatively small size of the commercial development and low number of residential units. The project site is expected to generate approximately one new vehicle trip every two minutes during both the a.m. and p.m. peak hours. Although not analytically determined, the small amount of new vehicle trips is not expected to significantly impact the nearby roadways and intersections.

All commercial loading, deliveries, and trash/recycling pick-up will occur with the site parking lot. Residential loading will occur either in the parking lot or will require permits to reserve space along Washington and Green Streets.

Both vehicular and bicycle parking supply provided by the Project is adequate to meet both the zoning regulations and the expected parking demand for the residential development.

Project: 3371 Washington, 197-201 Green St., Jamaica Plain, MA

2.7 PROJECT FINANCING:



ENDEAVOR CAPITAL

March 15, 2013

To Whom It May Concern;

Please be advised that Endeavor Capital, LLC will be financing the project located at 197 Green Street, Jamaica Plain, MA 02130 for Walter Craven, Manager of 197 Green Street, LLC.

Please feel free to contact me with any questions or concerns.

Regards,



Nadia Zaiter

Project: 3371 Washington, 197-201 Green St., Jamaica Plain, MA

2.8 CONSTRUCTION & PERMANENT JOBS:

Construction Jobs:

Carpenters	10
Plumbers	4
Electricians	4
Plasterers	4
Painters	5
Roofers	2
Finish Carpenters	4
HVAC (2 technicians; 2 helpers)	4
Masons	4
Metal Workers	3
Storefront	2
Miscellaneous	3

Total 49

Permanent Jobs: (Potential Tenants)

Restaurant	12
Café	3
Office Management	5
Bank	5
Maintenance	5

Total: 30

Project: 3371 Washington, 197-201 Green St., Jamaica Plain, MA

3.1 BUILDING CODE ANALYSIS:

3371 Washington St.

1. Building Height
 - a. 4 stories + Partial Basement
 - b. 44' high
2. Use Group
 - a. B-Business
 - b. R2-Residential/Multi Family
3. Construction Type: VA
4. Framing Materials:
 - a. Exterior Walls – Wood Frame, Concrete & Steel @ Garage.
 - b. Interior Walls - Standard 2 x4 wood studs.
5. Sprinklered – Yes
6. Fire Rating:
 - a. Exterior bearing walls
 - b. Exterior non-bearing walls
 - c. Interior Bearing Walls
 - d. Interior non-bearing walls
 - e. Party Walls
7. Egress: Two Rated Stairways. Travel distance to stairs from any dwelling unit not to exceed 250'
8. Elevator: Yes, one elevator.

197-201 Green Street

1. Building Height
 - a. 4 stories + Full Basement
 - b. 47' high
2. Use Group
 - a. B-Business
 - b. R2-Residential/Multi Family
3. Construction Type: VB
4. Framing Materials:
 - a. Exterior Walls – wood Frame.
 - b. Interior Walls - Standard 2 x4 wood studs.
5. Sprinklered – Yes
6. Fire Rating:
 - a. Exterior bearing walls
 - b. Exterior non-bearing walls
 - c. Interior Bearing Walls
 - d. Interior non-bearing walls
 - e. Party Walls
7. Egress: Two Rated Stairways. Travel distance to stairs from any dwelling unit not to exceed 250'
8. Elevator: Yes, one elevator.

Project: 3371 Washington, 197-201 Green St., Jamaica Plain, MA

3.2 ZONING RELIEF ANALYSIS AND RELIEF REQUIRED:

ZONING-Residential

2F-4000	Required (Washington St./Green St.)	Provided (Washington St./Green St.)	Comply
Lot Width	50'/50'	60'/86'+	yes
Frontage	50'/50'	60'/86'+	yes
FAR	0.6/0.6	2.09/1.29	no
Height	35'/35'	44'/47'	no
Open Space	2,600sf/ 2,200sf	0/2,000sf	no
Front	15'/15'	5'/0'	Yes (street wall)
Side	10'/10'	8'/5'+	no
Rear	20'/20'	30.5'/67'+/-	yes

Parking-Residential

9 units	1.25/unit=11.25	9	
11 units	1.5/unit=17	11	
TOTAL	29	20	no

ZONING-Commercial

Local Industrial Required Provided Comply
(Washington St./Green St.)

FAR	1.0	0.2/1.14	yes
Height	35'	15'/15'	yes
Lot Size	None		
LotArea/Unit	None		
Open Space/ Unit	50 sf	0 sf/0 sf	no
Min. Lot Width	None		
Min. Frontage	None	5'/0'	
Min. Side Yard	None		
Min. Rear Yard	20'	30.5/67' +/-	yes

Parking-Commercial

2spaces/1000	2/4spaces	1/4spaces	
Total	5spaces	4spaces incl. loading	no

Project: 3371 Washington, 197-201 Green St., Jamaica Plain, MA

APPENDICES:

ZONING REFUSAL LETTERS AND LANDMARKS COMMISSION



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

MAI PHUNG
204 ADAMS STREET # 5
DORCHESTER, MA 02122

November 13, 2013

Location: 197 GREEN ST JAMAICA PLAIN, MA 02130
Ward: 11
Zoning District: Jamaica Plain N.D
Zoning Subdistrict: L.I
Appl. # : ERT188048
Date Filed: September 29, 2012
Purpose: Combine lot 2,3, and 6A-14,240 sf (197 Green St) and parcel #2584-8,400 sf (3371 Washington St). The new lot shall have 22,640 sf as per plan. Erect a new 4 story Mixed Use Building. On the Ground Floor there will be 3 commercial spaces; 2 spaces will be a Bakery / Cafe with Takeout Use, the third Use will be a Beauty Salon. On the Upper Floors (2 thru 4) there will be Nine (9) Residential Units. Off-Street Parking for both Buildings will be at-grade and on both Lots. This will be One of Two buildings on the Same Lot. Refer to ERT188049.

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 55, Section 40 ***	Off-Street Loading Insufficient	Off-Street Loading Insufficient
Art. 55, Section 40 **	Off-Street Parking Insufficient	Off-Street Parking Insufficient
Article 55 Section 19	Use Regs in Local Industrial	Use : Multi-family Dwelling : Forbidden
Article 55 Section 19	Use Regs in Local Industrial	Use : Bakery / Cafe with Takeout : Conditional
Article 55 Section 19	Use Regs in Local Industrial	Use : Bakery / Cafe with Takeout : Conditional
Article 55 Section 20	Dimensional regs in LI	Floor Area Ratio Excessive
Article 55 Section 20	Dimensional regs in LI	Building Height Excessive

THIS DECISION MAY BE APPEALED TO THE BOARD OF APPEAL WITHIN FORTY-FIVE (45) DAYS PURSUANT TO CHAPTER 665 OF THE ACTS OF 1956, AS AMENDED. APPLICATIONS NOT APPEALED WITHIN THAT TIME PERIOD WILL BE DEEMED ABANDONED. IF YOU HAVE INQUIRIES REGARDING THE NEIGHBORHOOD PROCESS AND PUBLIC PARTICIPATION, PLEASE CONTACT THE MAYOR'S OFFICE OF NEIGHBORHOOD SERVICES AT 617-635-3485.

Thomas White
(617)961-3275
for the Commissioner

Refusal of a permit may be appealed to the Board of Appeal within 45 days. Chapter 802, Acts of 1972, and Chapter 656, Acts of 1956, Section 19.



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

MAI PHUNG
204 ADAMS STREET # 5
DORCHESTER, MA 02122

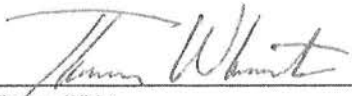
November 13, 2013

Location: 3371-3375 WASHINGTON ST JAMAICA PLAIN MA 02130
Ward: 11
Zoning District: Jamaica Plain N.D
Zoning Subdistrict: L.I
Appl. # : ERT188049
Date Filed: September 29, 2012
Purpose: Erect a five story Mixed Use Building to be a Restaurant 36A/37 - 1st floor, Garage 15 space 1st floor 11 Residential units floors 2 thru 5. This is one of two buildings on the same lot. Combine parcel #2584-8,400 s/f (3371 Washington St) and lot 2,3, and 6A-14,240 sf (197 Green St). Thew new lot shall have 22,640 sf (as per plans). Refer to ERT18848 per plans

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. 55, Section 40 * **	Off-Street Loading Insufficient	Off-Street Loading Insufficient
Art. 55, Section 40 **	Off-Street Parking Insufficient	Off-Street Parking Insufficient
Article 55 Section 19	Use Regs in Local Industrial	Use : Takeout Restaurant : Conditional
Article 55 Section 19	Use Regs in Local Industrial	Use : Multi-family Dwelling : Forbidden
Article 55 Section 20	Dimensional regs in L.I	Floor Area Ratio Excessive
Article 55 Section 20	Dimensional regs in L.I	Building Height Excessive
Article 55 Section 20	Dimensional regs in L.I	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.


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(617)961-3275
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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.



Boston
Landmarks
Commission

City of Boston
The Environment
Department

Boston City Hall/ Room 805
Boston, Massachusetts 02201
617/635-3850
www.cityofboston.gov/landmarks

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John Freeman, Vice Chair
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Adam Hundley
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Yanni Tsipis
Charles Vasiliades
Richard Yeager
Ellen J. Lipsey, Exec. Direct

November 2, 2012

Mr. Mai Phung
Phung/Porzio Inc.
204 Adams Street #5
Dorchester, MA 02122

NOTICE OF DETERMINATION

Re: Application # 13.418D1671
Review of proposed demolition of residential building at 197 Green Street and a Commercial Building at 3371 Washington Street Jamaica Plain

Dear Mr. Phung:

The Boston Landmarks Commission staff have determined that the above-mentioned **residential building at 197 Green Street and a Commercial Building at 3371 Washington Street Jamaica Plain** are not significant buildings under the Criteria for determining significance in Section 85-5.3 (a-e) of the Demolition Delay Ordinance (Article 85, Chapter 665 of the Acts of 1956 as amended). No further review by the Boston Landmarks Commission under Article 85 is required.

The demolition of the building should be the first phase of construction of the proposed development. **ISD and the BRA are being copied on this notice for coordination with those agencies.** If you have any questions regarding this decision, please contact me at 617-635-3850.

Please provide a copy of this determination to Inspectional Services Department when applying for a demolition permit. Thank you for your cooperation in this matter.

Sincerely,

Elizabeth A. Stifel
Staff Architect

cc: Commissioner of Inspectional Services
Commissioner of Boston Redevelopment Authority
Mayor's Office of Neighborhood Services
Walter Craven

Project: 3371 Washington, 197-201 Green St., Jamaica Plain, MA

APPENDICES:

EXISTING SITE CONDITIONS AND PHOTOS



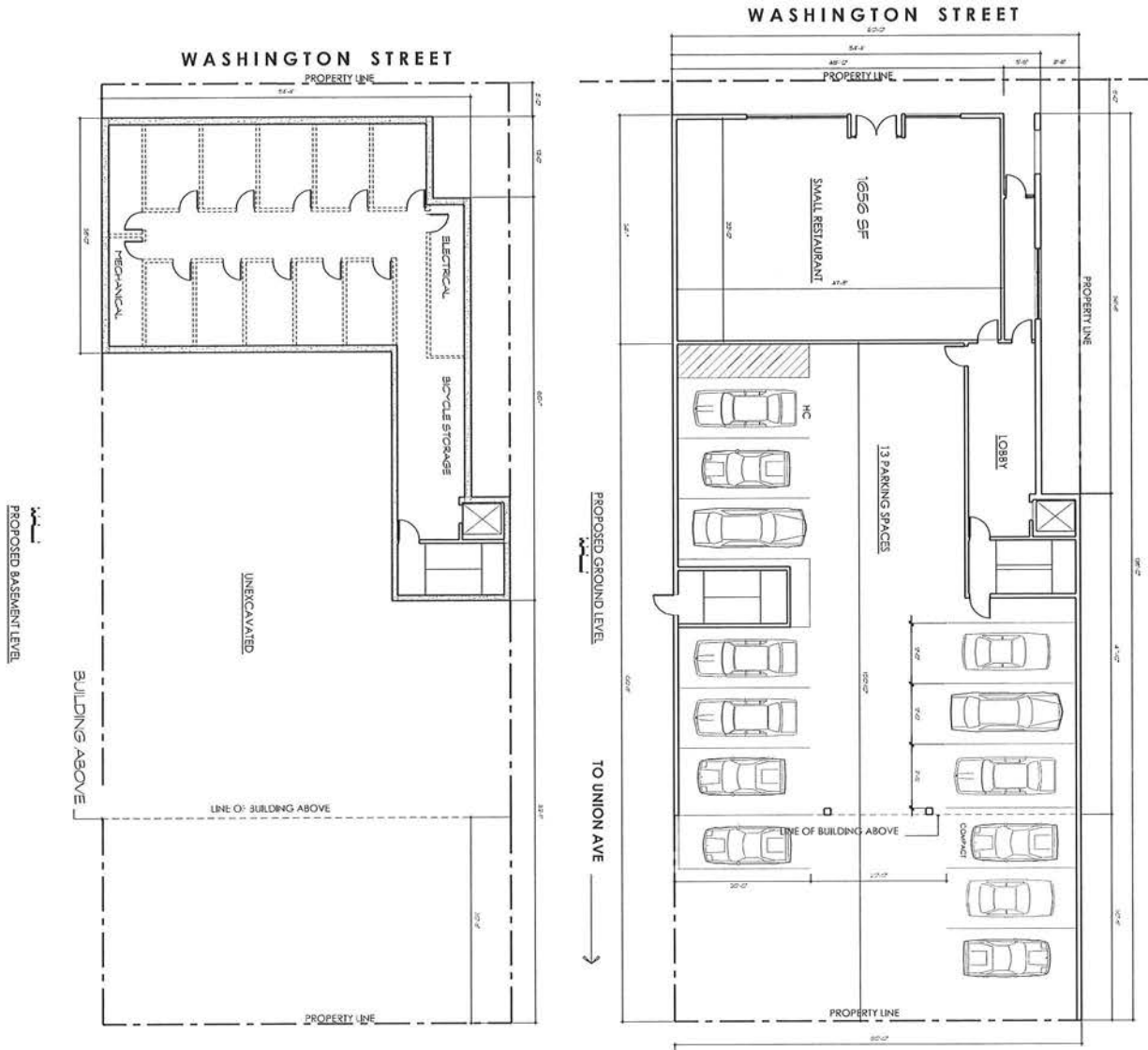




Project: 3371 Washington, 197-201 Green St., Jamaica Plain, MA

APPENDICES:

PROJECT PLANS



ABUTTING
PROPERTY

Proposed New Building @
3371 Washington Street
Jamaica Plain, MA

DATE: 9/23/14
SCALE: AS NOTED
DRAWN BY: WJ
CHECKED BY: ESP

Phung Porzio
Phung/Porzio
STUDIO OF ARCHITECTURE

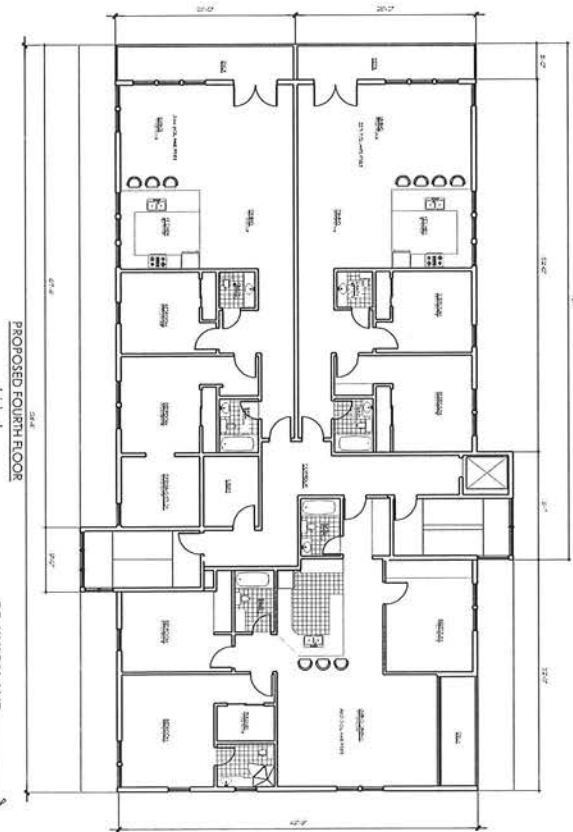
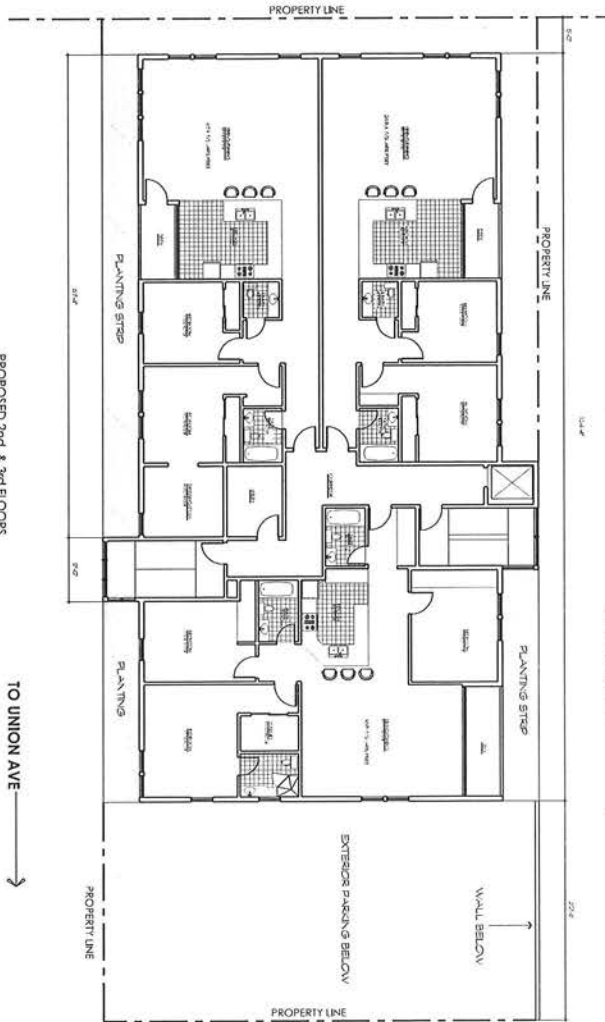
REVISION	DATE

Proposed Plans

SHEET NUMBER
A1.1

WASHINGTON STREET

WASHINGTON STREET



PROPOSED 2nd & 3rd FLOORS

TO UNION AVE

PROPOSED FOURTH FLOOR

TO UNION AVE

A1.2

SHEET NUMBER

Proposed Plans

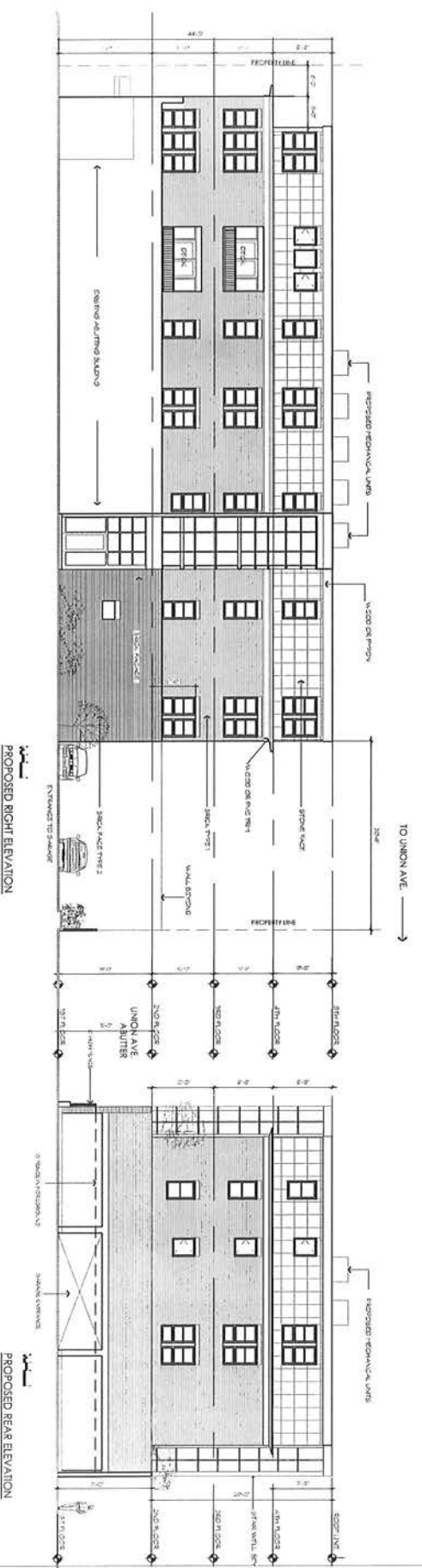
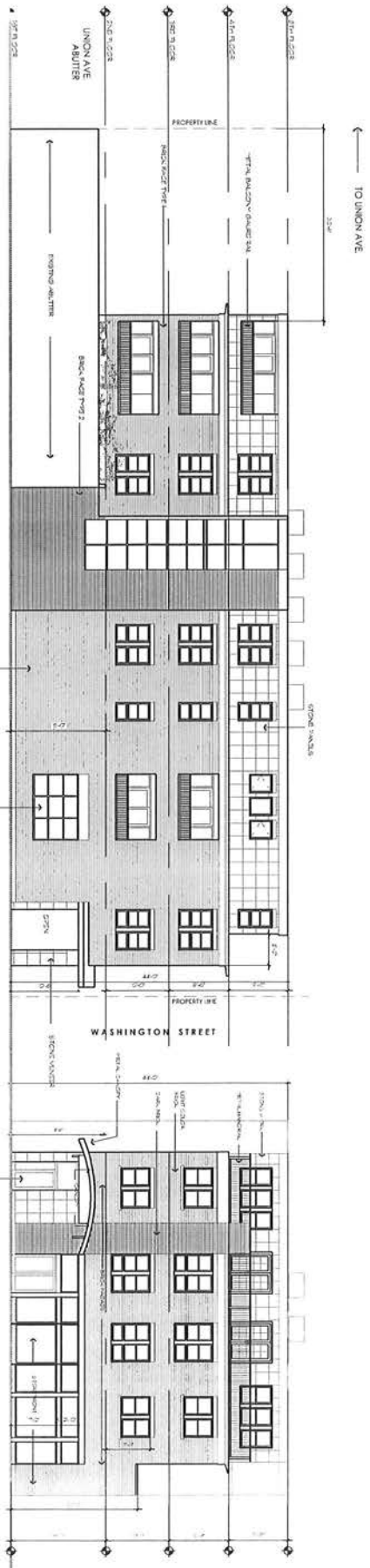
DRAWING TITLE

REVISION DATE

Phung/Portio
STUDIO OF ARCHITECTURE

DATE: 9/23/14
SCALE: AS NOTED
DRAWN BY: MJ
CHECKED BY: EBP

Proposed New Building @
3371 Washington Street
Jamaica Plain, MA



Proposed New Building @
3371 Washington Street
Jamaica Plain, MA

DATE: 9/29/14
SCALE: AS NOTED
DRAWN BY: M.J.
CHECKED BY: B.P.

Phung Porzio
Phung/Porzio
STUDIO OF ARCHITECTURE

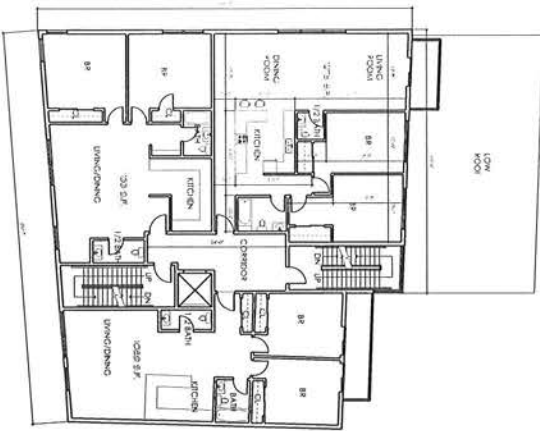
304 Adams St #2
Jamaica Plain, MA 02130
Tel: 617.261.8888
Fax: 617.261.8888

SHEET NUMBER
A-2.1

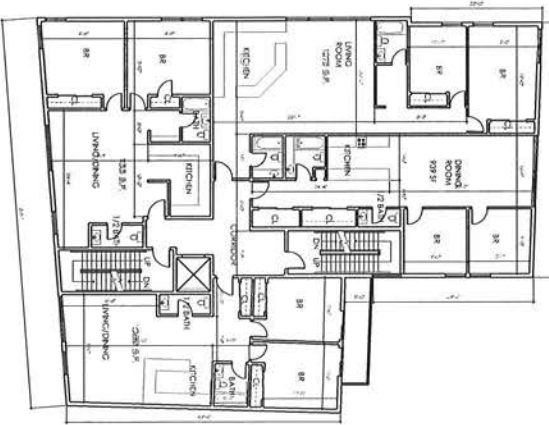
REVISION: DATE

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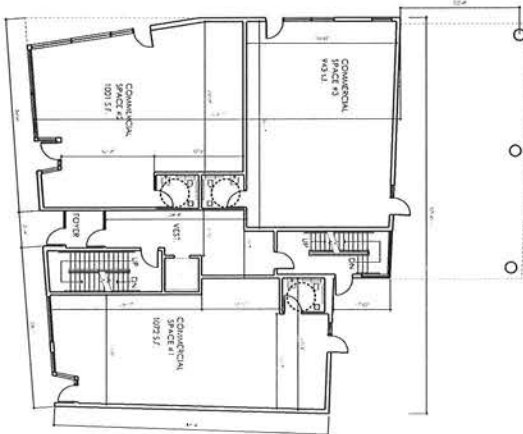
Proposed Elevations



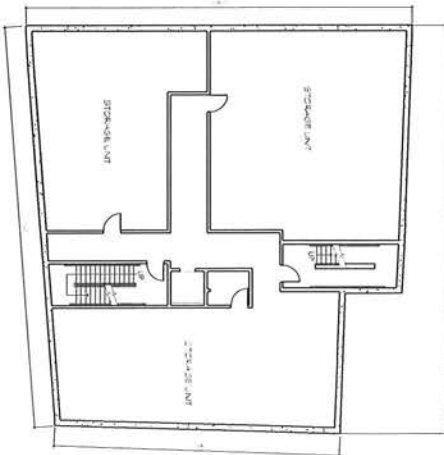
4TH FLOOR PLAN



2ND & 3RD FLOOR PLAN



FIRST FLOOR PLAN



BASEMENT PLAN

Proposed New Building @
197-201 Green Street
Jamaica Plain, MA

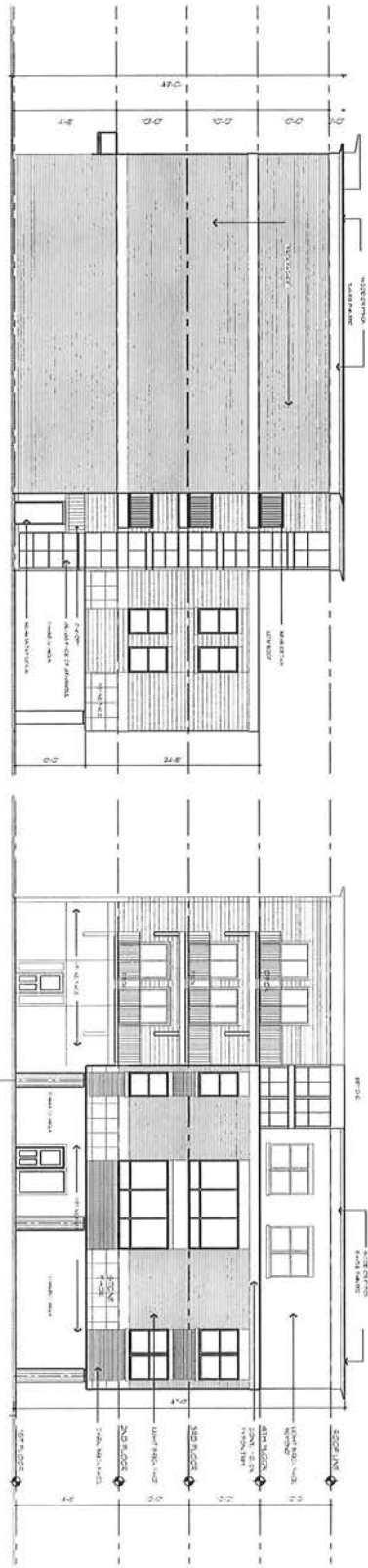
DATE: 9/23/14
SCALE: AS NOTED
DRAWN BY: MJJ
CHECKED BY: EBP

Phung Porzio
Phung/Porzio
STUDIO OF ARCHITECTURE
284 Adams St # 2
Boston, MA 02116
(617) 267-2000
(617) 267-2000 FAX

REVISION	DATE

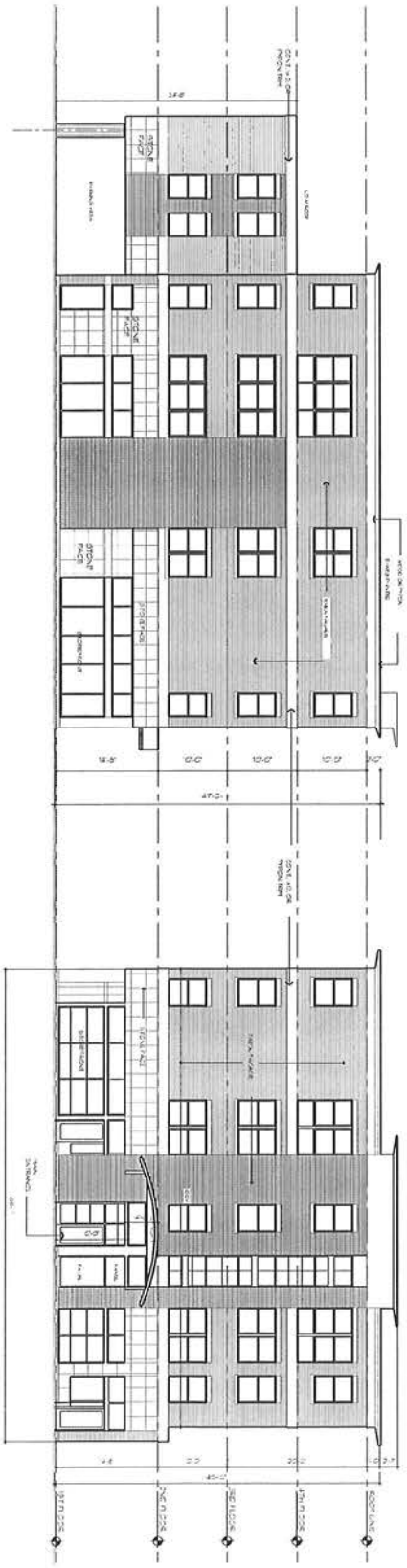
DRAWING TITLE
Green Street
Proposed Plans

SHEET NUMBER
A-1.1



RIGHT SIDE ELEVATION

REAR ELEVATION



LEFT SIDE ELEVATION

FRONT ELEVATION

Proposed New Building @
197-201 Green Street
Jamaica Plain, MA

DATE: 9/23/14
SCALE: AS NOTED
DRAWN BY: MJ
CHECKED BY: ESP

Phung Porzio
Phung/Porzio
STUDIO OF ARCHITECTURE
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Boston, MA 02116
(617) 252-2000
(617) 252-0000 Fax

REVISION	DATE

DRAWING TITLE
Green Street
Proposed Elevations

11/17/14
A-2.1