

# 917 Bennington Street

East Boston, Massachusetts

Application for Article 80 Small Project Review  
**Boston Redevelopment Authority**  
**October 31, 2013**

Applicant/Developer: **Pat Buonopane**  
Architect: **Roche-Christopher Architecture LLC**  
Legal Counsel: **McDermott, Quilty & Miller, LLP**

# 917 Bennington Street

East Boston, Massachusetts

## Table of Contents

Letter of Transmittal.....	1-2
Project Team.....	3
Project Description.....	4
Unit Mix.....	4-5
Project Site / Neighborhood Context .....	5
Public Benefits: Affordable Housing and Job Creation.....	5
Traffic, Parking and Vehicular and Pedestrian Access.....	5-6
Neighborhood Site Map.....	7
Zoning Analysis.....	8
Community Outreach and Anticipated Permits / Approvals.....	9
Appendix A: Architectural Plans and Elevations....	10-17
Appendix B: Permitting Applications and Appeals.....	18-21

McDERMOTT, QUILTY & MILLER LLP

131 OLIVER STREET - 5<sup>TH</sup> FLOOR  
BOSTON, MASSACHUSETTS 02110

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TELEPHONE: 617-946-4600  
FACSIMILE: 617-946-4624

October 31, 2013

**VIA HAND DELIVERY**

Peter Meade, Director  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201  
Attn: Raul Duverge

**Re: Letter of Transmittal for Article 80 Small Project Review Application  
917 Bennington Street, East Boston**

Dear Director Meade:

As counsel to Pat Buonopane, the developer of the above referenced property (the "Project Proponent"), I am pleased to submit the enclosed application for Article 80 Small Project Review.

Located at 917 Bennington Street in Boston's East Boston neighborhood, the proposed project seeks to remove an existing funeral home and features the construction of a new five (5) story, 45 unit residential building with on-site parking and related improvements in open space, landscaping, and vehicular and pedestrian access to the site (the "Proposed Project"). The Proposed Project will consist of 45 residential rental units with 27 covered parking spaces and a roof deck. The existing funeral home to be removed at the site has no historic or architectural significance to the surrounding neighborhood.

The new residential building will be approximately 49,775 gross square feet of building, with 45 residential rental units on four (4) levels of building above a parking garage. Seven (7) of the residential units will be designated affordable. The building will be architecturally designed to complement the neighborhood's character and unique elements. The trash storage will be located within the parking garage.

Prior to making this submission, the Project Proponent engaged in productive discussions with staff at the BRA as well as certain local elected and appointed officials regarding the Proposed Project. The Project Proponent has already met with members of the surrounding community as well as the Orient Heights Neighborhood Council, the

Director Peter Meade  
October 31, 2013  
Page Two

applicable neighborhood interest group. A copy of the Building Department refusal letter and the Project Proponent's related appeal for the proposed project are included in this application.

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

Very truly yours,

A handwritten signature in black ink that reads "Stephen V. Miller" followed by a circled "ESQ." to the right.

Stephen V. Miller, Esq.  
Partner

cc: Pat Buonopane  
Corinne Petraglia, Mayor's Office of Neighborhood Services  
District City Councilor Sal LaMattina

# **917 Bennington Street**

East Boston, Massachusetts

## **Development Team**

### **Applicant/Developer:**

Pat Buonopane  
154 Broadway  
Somerville, MA 02145  
617-628-4900

### **Legal Consultant:**

McDermott, Quilty & Miller LLP  
131 Oliver Street, 5<sup>th</sup> Floor  
Boston, MA 02110  
Stephen V. Miller, Esq.  
617-946-4600

### **Architect:**

Roche-Christopher Architecture LLC  
415 Neponset Avenue  
Dorchester, MA 02122  
William Christopher  
617-282-0030

# 917 Bennington Street

East Boston, Massachusetts

## Project Description

Located at 917 Bennington Street in Boston's East Boston neighborhood, the proposed project seeks to remove an existing funeral home and features the construction of a new five (5) story, 45 unit residential building with on site parking and related improvements in open space, landscaping, and vehicular and pedestrian access to the site (the "Proposed Project"). The Proposed Project will consist of 45 residential rental units with 27 covered parking spaces and a roof deck. The existing funeral home to be removed at the site has no historic or architectural significance to the surrounding neighborhood.

The new residential building will be approximately 49,775 gross square feet of building, with 45 residential rental units on four (4) levels of building above a parking garage. Seven (7) of the residential units will be designated affordable. The building will be architecturally designed to complement the neighborhood's character and unique elements. The trash storage will be located within the parking garage.

The following is a synopsis of the unit square footage and mix of unit types within the new building:

## Unit Mix

### First Floor

Unit 1 (641 sq. ft.)	1 Bedroom, 1 Bathroom
Unit 2 (903 sq. ft.)	2 Bedrooms, 2 Bathrooms
Unit 3 (837 sq. ft.)	1 Bedroom, 1 Bathroom

### Second Floor, Third Floor, & Fourth Floor

Unit 1 (3 units at 462 sq. ft.)	Studio, 1 Bathroom
Unit 2 (3 units at 451 sq. ft.)	Studio, 1 Bathroom
Unit 3 (3 units at 802 sq. ft.)	1 Bedroom, 1 Bathroom
Unit 4 (3 units at 1,393 sq. ft.)	2 Bedrooms, 2 Bathrooms
Unit 5 (3 units at 1,393 sq. ft.)	2 Bedrooms, 2 Bathrooms
Unit 6 (3 units at 1,393 sq. ft.)	2 Bedrooms, 2 Bathrooms
Unit 7 (3 units at 1,396 sq. ft.)	2 Bedrooms, 2 Bathrooms
Unit 8 (3 units at 802 sq. ft.)	1 Bedroom, 1 Bathroom
Unit 9 (3 units at 451 sq. ft.)	Studio, 1 Bathroom
Unit 10 (3 units at 462 sq. ft.)	Studio, 1 Bathroom
Unit 11 (3 units at 846 sq. ft.)	2 Bedrooms, 2 Bathrooms
Unit 12 (3 units at 846 sq. ft.)	2 Bedrooms, 2 Bathrooms

# 917 Bennington Street

East Boston, Massachusetts

## Fifth Floor

Unit 1 (554 sq. ft.)	Studio, 1 Bathroom
Unit 2 (923 sq. ft.)	1 Bedroom, 1 Bathroom
Unit 3 (940 sq. ft.)	1 Bedroom, 1 Bathroom
Unit 4 (940 sq. ft.)	1 Bedroom, 1 Bathroom
Unit 5 (923 sq. ft.)	1 Bedroom, 1 Bathroom
Unit 6 (554 sq. ft.)	Studio, 1 Bathroom

## **Project Site/ Neighborhood Context**

Located along Bennington Street in the Orient Heights section of East Boston, the Proposed Project site consists of approximately 16,153 square feet of land with direct vehicular and pedestrian access from Bennington Street. The uses in the immediate area are primarily commercial buildings with residential buildings located up the street from the Proposed Project.

## **Public Benefits: Affordable Housing and Job Creation**

The project will provide much-needed residential rental housing in a manner that is consistent with and complimentary to the surrounding neighborhood, thereby enhancing the residential nature of the community. The rehabilitation and conversion of this property into much-needed residential housing will also designate seven (7) of the residential units as affordable. In 2003, Mayor Menino announced the results of the highly successful *Leading the Way* initiative in which 7,913 new housing units were permitted exceeding the goal of 7,500 new housing units. In 2004 Mayor Menino launched a new housing plan – *Leading the Way II*. The new housing plan is a four year campaign that calls for the production of 10,000 new housing units. So far under the new plan, 10,484 new units of housing have been permitted, 2,111 of which are affordable. The proposed project will continue to build upon Mayor Menino’s *Leading the Way II* initiative by creating new housing units.

In addition to the creation of housing and designation of certain affordable units, the proposed project will create a number of construction jobs as well.

## **Traffic, Parking and Vehicular and Pedestrian Access**

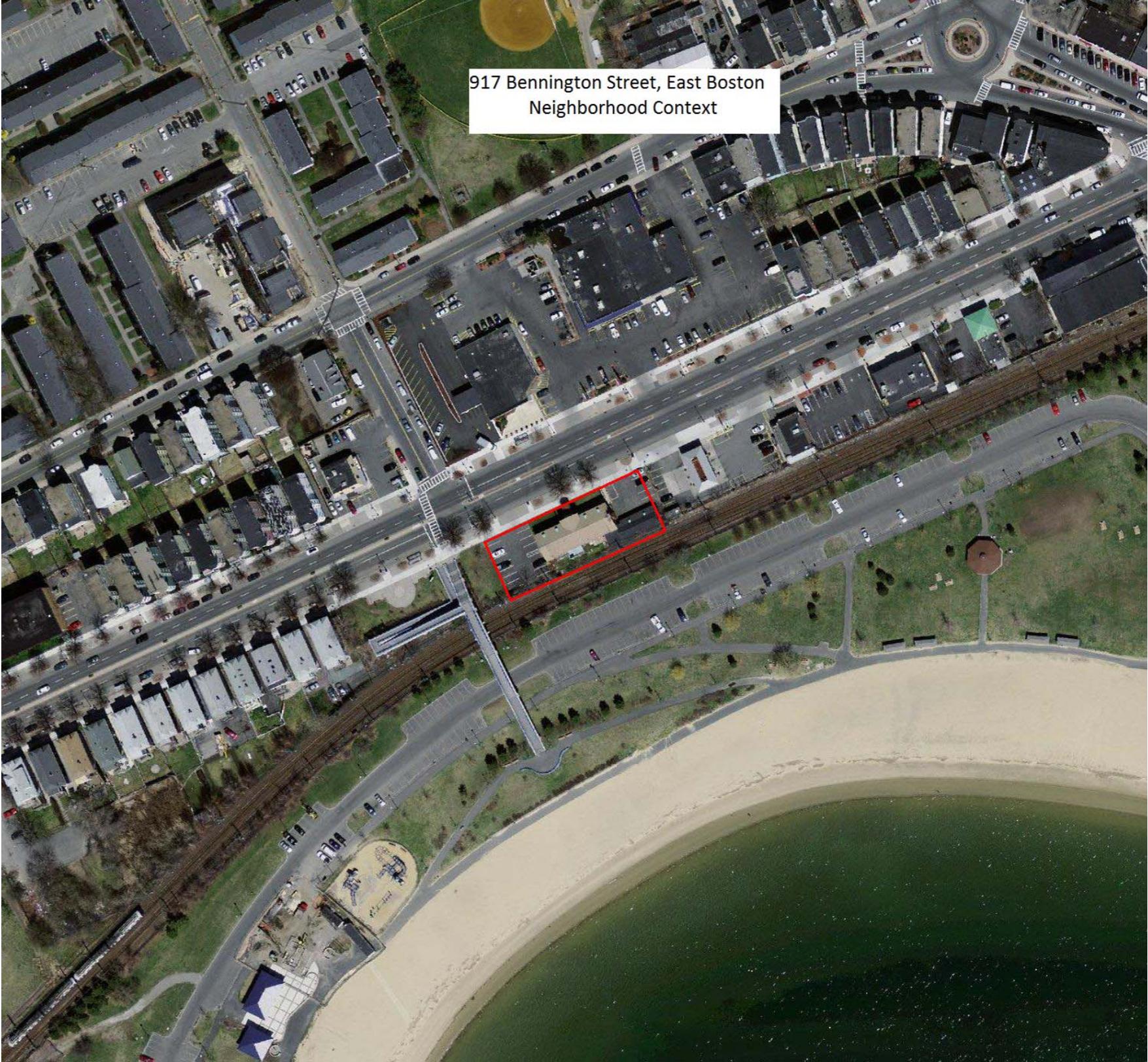
As part of the proposed project, the new residential building will include off-street parking for 27 vehicles in order to mitigate potential parking and traffic issues associated with the project. The project site itself will be redeveloped with improvements in vehicular and pedestrian access to assure proper public safety and appropriate design.

## **917 Bennington Street**

East Boston, Massachusetts

Additionally, the project's close proximity to public transportation, including both rapid transit options at the Massachusetts Bay Transportation Authority's ("MBTA") stations and ready access to numerous bus lines, help to further alleviate any potential negative impact on parking and traffic. In particular, the project site is within walking distance from Orient Heights Station of the MBTA's Blue Line and Bus Routes providing service options within the neighborhood and to points in downtown Boston. This close proximity to mass transit will help to mitigate any potential traffic impacts from the creation of the new housing units and also further the City's goal of promoting transit oriented development.

917 Bennington Street, East Boston  
Neighborhood Context



# 917 Bennington Street

East Boston, Massachusetts

## Zoning Analysis

District: East Boston Neighborhood District – Neighborhood Shopping Subdistrict (NS)

Uses: Multi-family dwelling is an allowed use.

Setbacks:	<u>Required:</u>	<u>Provided:</u>
Front Yard:	0'	2'11"
Side Yard:	0'	0'
Rear Yard:	20'	2'0"

FAR Allowed: 1.0  
FAR Provided: **3.08**

Site Area: 16,153 sq. ft.

Total Building Area Allowed: 16,153 sq. ft.  
Total Building Area Provided: **49,775 sq. ft.**

Height Allowed: 35'  
Height Provided: **49'**

Parking spaces required: 2.0 spaces/dwelling unit required for 10 or more units (38 market rate residential units requires 76 spaces)  
.7 spaces/affordable dwelling unit (7 affordable residential units requires 3 (3.4) spaces)  
**79 total required spaces.**

Parking spaces provided: **27** spaces  
Open Space Required: 2,250 sq. ft. (50 sq. ft. per unit X 45 units)  
Open Space Provided: 4,370 sq. ft.

# 917 Bennington Street

East Boston, Massachusetts

## Community Outreach and Anticipated Permits/Approvals

Pursuant to the requirements of Small Project Review under Article 80 of the Boston Zoning Code, the proposed project shall undergo public comment and community process. The proponent has already conducted significant community outreach with both the local elected officials, its direct abutters and the local neighborhood organization, the Orient Heights Neighborhood Council. Specifically, a public meeting was held with the Orient Heights Neighborhood Council on September 16, 2013 and as a result of this extensive outreach, certain modifications to the building have been made to improve the design of the building and alleviate certain neighborhood concerns.

### Anticipated Permits and Approvals

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

AGENCY		APPROVAL	
City	Boston Redevelopment Authority	◆	Article 80 Small Project Review Application
	Boston Transportation Department	◆	Construction Management Plan (if required)
	Boston Water and Sewer Commission	◆	Site Plan approval for water and sewer connections
	Public Improvement Commission	◆	Specific repair plan approval Earth Retention System (if required)
	Zoning Board of Appeals	◆	Variances & Conditional Use
	Boston Public Works Department	◆	Curb Cut Permit (if required)
	Boston Parks Department	◆	Proximity to Parkland (if required)

# **917 Bennington Street**

East Boston, Massachusetts

## **Appendix A: Architectural Plans and Elevations**

917 BENNINGTON STREET  
EAST BOSTON, MA  
ZONING REVIEW

ITEM	REQUIRED	PROPOSED
ZONING DISTRICT	EAST BOSTON /NS	16,153 S.F.
EXISTING USE	FUNERAL HOME	211,48'
PROPOSED USE	45 RESIDENTIAL UNITS	3,088 (49,775 S.F.)
LOT SIZE	16,153 S.F.	49,775 GROSS SQ. FT. ±

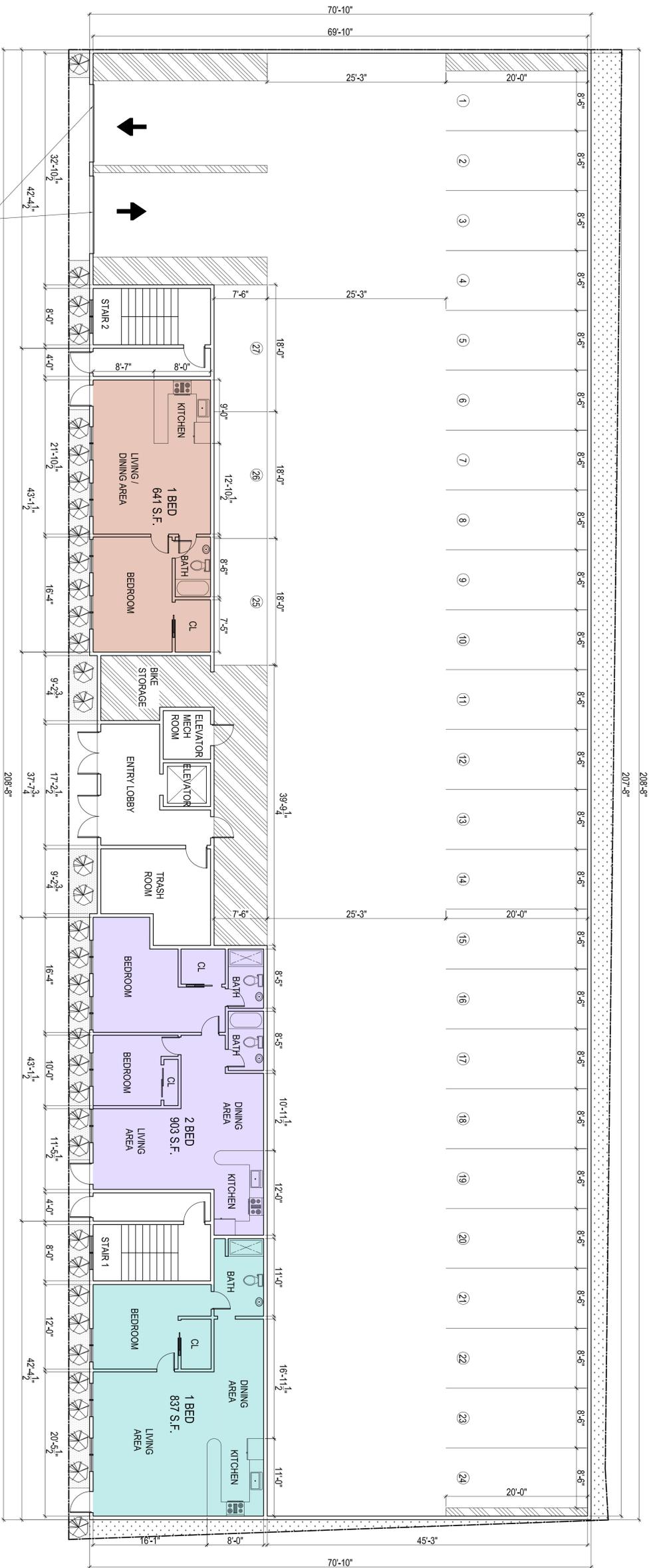
**DIMENSIONAL REGULATIONS**  
**TABLE F**

MIN. LOT SIZE	NONE	16,153 S.F.
MIN. LOT WIDTH	NONE	211,48'
MIN. LOT FRONTAGE	NONE	211,48'
MAX. FLOOR AREA RATIO	1.0	3,088 (49,775 S.F.)
MAX. ALLOWABLE BUILDING HEIGHT	35'-0"	49'-0"
MIN. FRONT YARD	XX	2'-11"
MIN. SIDE YARD	NONE	0
MIN. REAR YARD	20'	2'-0" ±
MIN. USABLE OPEN SPACE	50 S.F. PER UNIT x 45 = 2250 S.F.	4,370 S.F. ± (ROOF DECK & BALCONIES)

UNIT LAYOUTS:  
(14) STUDIO W/ 1 BATH UNITS  
(12) 1 BEDROOM W/ 1 BATH UNITS  
(19) 2 BEDROOMS W/ 2 BATH UNITS  
45 TOTAL UNITS

27 PARKING SPACES PROVIDED

FIRST FL. / PARKING LEVEL: 3,516 GROSS SQ. FT. ±  
SECOND FL.: 13,038 GROSS SQ. FT. ±  
THIRD FL.: 13,038 GROSS SQ. FT. ±  
FOURTH FL.: 13,038 GROSS SQ. FT. ±  
FIFTH FLOOR: 7,145 GROSS SQ. FT. ±  
TOTAL: 49,775 GROSS SQ. FT. ±



FIRST FLOOR / PARKING LEVEL PLAN

27 PARKING SPACES  
1 BED: 2 UNITS  
2 BED: 1 UNIT

GENERAL NOTE:  
VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. NOTIFY ARCHITECT FOR ANY INCONSISTENCIES FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

REV.	DATE	DESCRIPTION
1	X-XXX-XX	XXX



**ROCHE - CHRISTOPHER**  
ARCHITECTURE, LLC

415 Neponset Ave. www.roche-christopher.com  
Dorchester, Massachusetts 02122

Telephone: 617-282-0030  
Fax: 617-282-1080

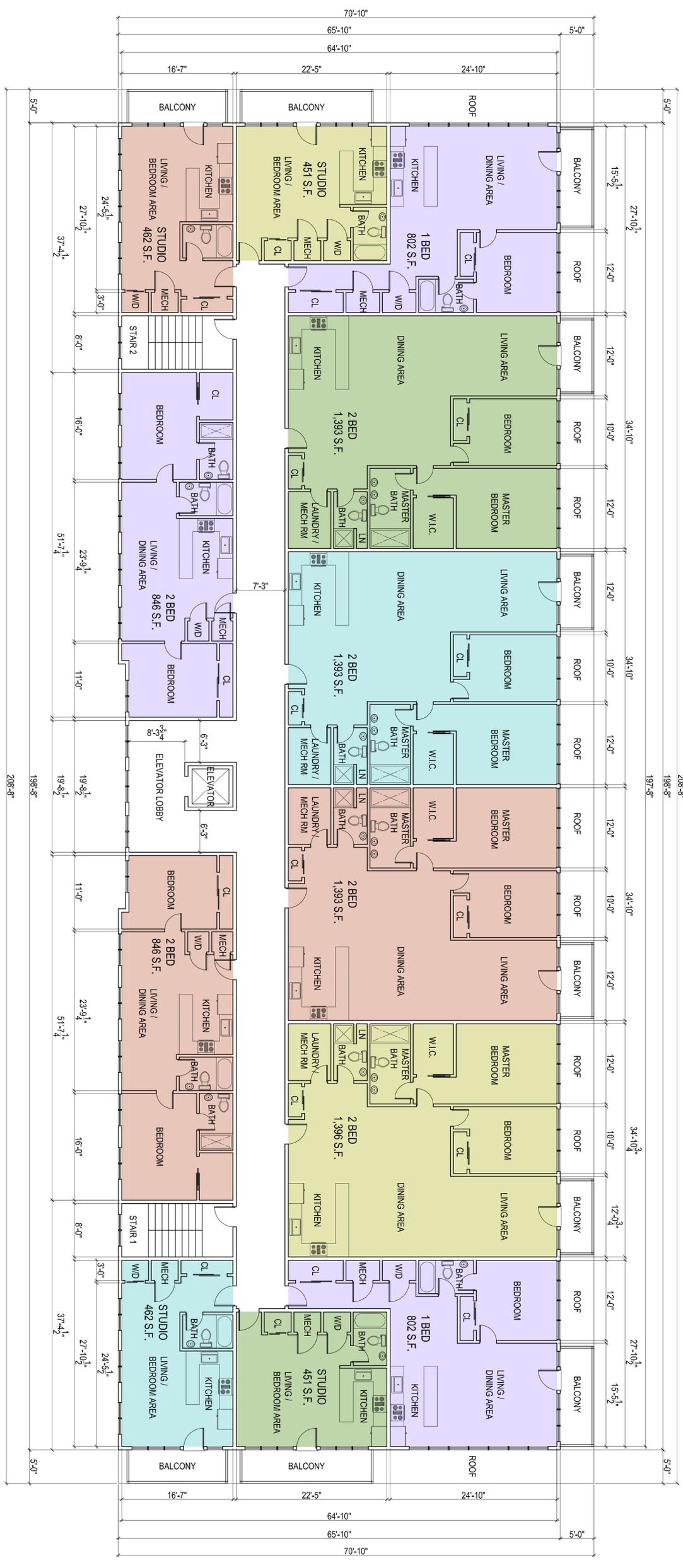
Construction Managers &  
Developers LLC  
917 Bennington Street  
East Boston, Ma 02128

PROJECT #  
13-102  
DATE: 9-11-13  
REV: 10-24-13  
SCALE:  
1/8" = 1'-0"  
DRAWN BY:  
CD  
CHECKED BY:  
W. Christopher

PROPOSED FIRST FLOOR /  
PARKING LEVEL PLAN

**A1**

REV.	DATE	DESCRIPTION
1	X-XX-XX	XXX



**SECOND FLOOR PLAN**  
 STUDIO: 4 UNITS  
 1 BED: 2 UNITS  
 2 BED: 6 UNITS

**GENERAL NOTE:**  
 VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

**ROCHE - CHRISTOPHER ARCHITECTURE, LLC**  
 415 Neponset Ave. www.roche-christopher.com Telephone: 617-283-0030  
 Dorchester, Massachusetts 02122 Fax: 617-282-1080

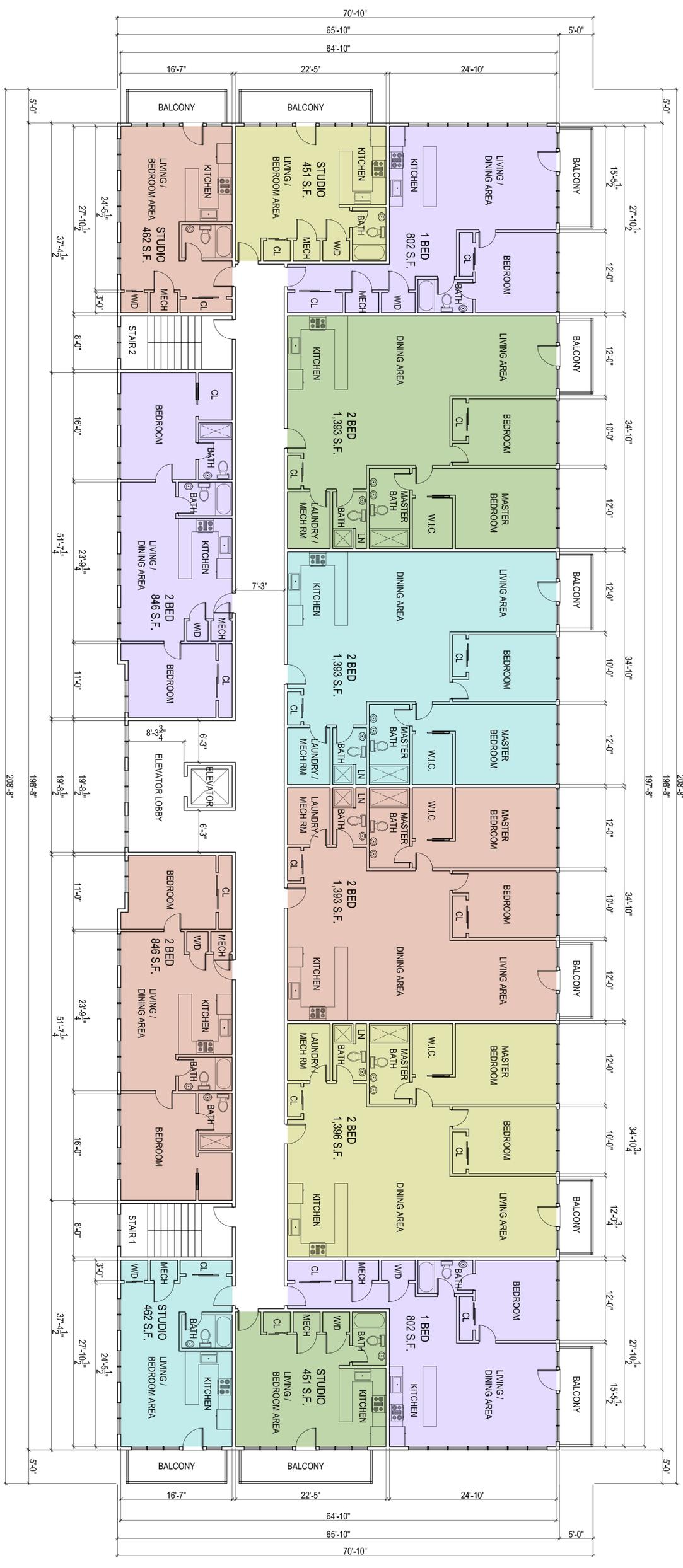
**Construction Managers & Developers LLC**  
 917 Bennington Street  
 East Boston, Ma 02128

PROJECT # 13-102  
 DATE: 9-11-13  
 REV: 10-24-13  
 SCALE: 1/8" = 1'-0"  
 DRAWN BY: CD  
 CHECKED BY: W. Christopher

**PROPOSED FLOOR PLAN**

**A2**

REV.	DATE	DESCRIPTION
1	X-XXX-XX	XXX



**THIRD FLOOR PLAN**  
 STUDIO: 4 UNITS  
 1 BED: 2 UNITS  
 2 BED: 6 UNITS

**GENERAL NOTE:**  
 VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

**PROPOSED FLOOR PLAN**

**A3**

**DRAWN BY:**  
CD

**CHECKED BY:**  
W. Christopher

**PROJECT #**  
13-102

**DATE:** 9-11-13

**REV:** 10-24-13

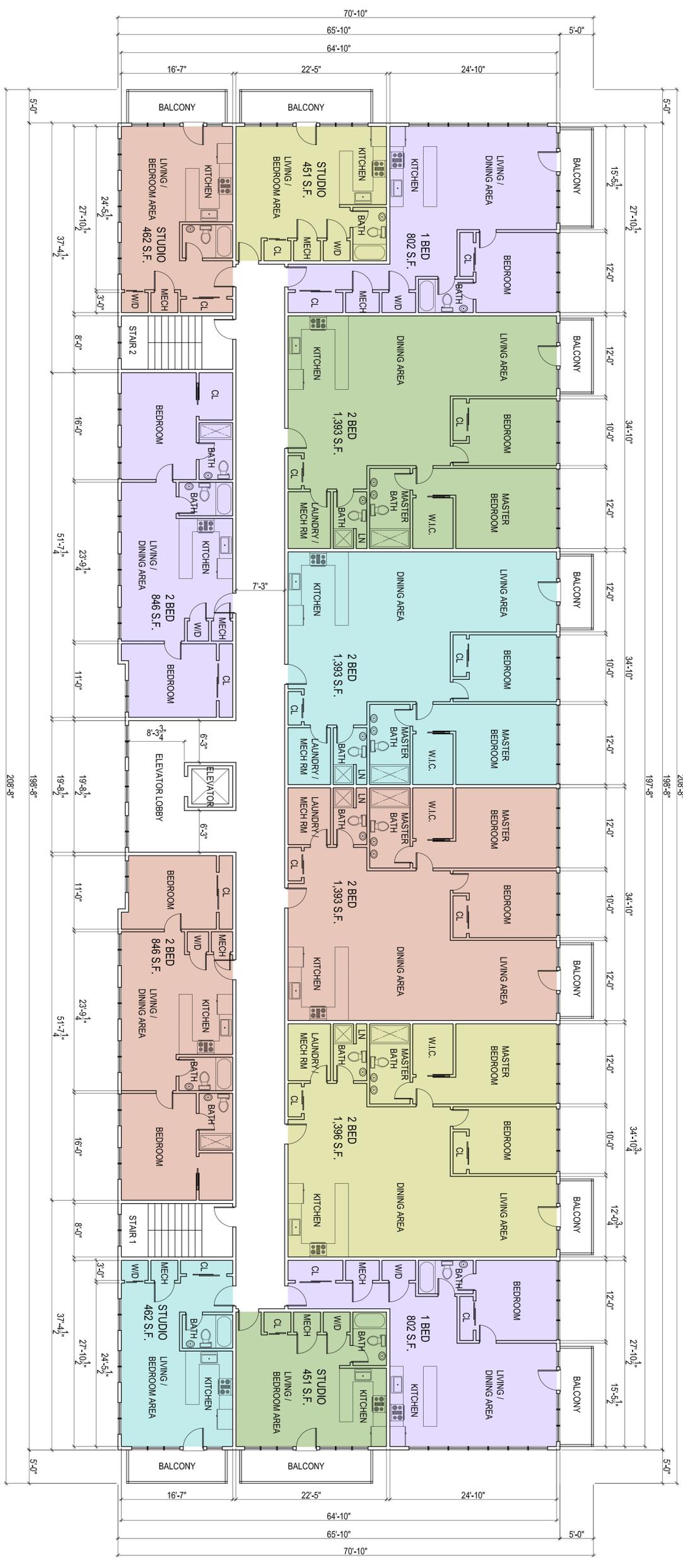
**SCALE:**  
1/8" = 1'-0"

**Construction Managers & Developers LLC**  
 917 Bennington Street  
 East Boston, Ma 02128

**ROCHE - CHRISTOPHER ARCHITECTURE, LLC**

415 Neponset Ave. www.roche-christopher.com Telephone: 617-283-0030  
 Dorchester, Massachusetts 02122 Fax: 617-282-1080

REV.	DATE	DESCRIPTION
1	X-XXX-XX	XXX

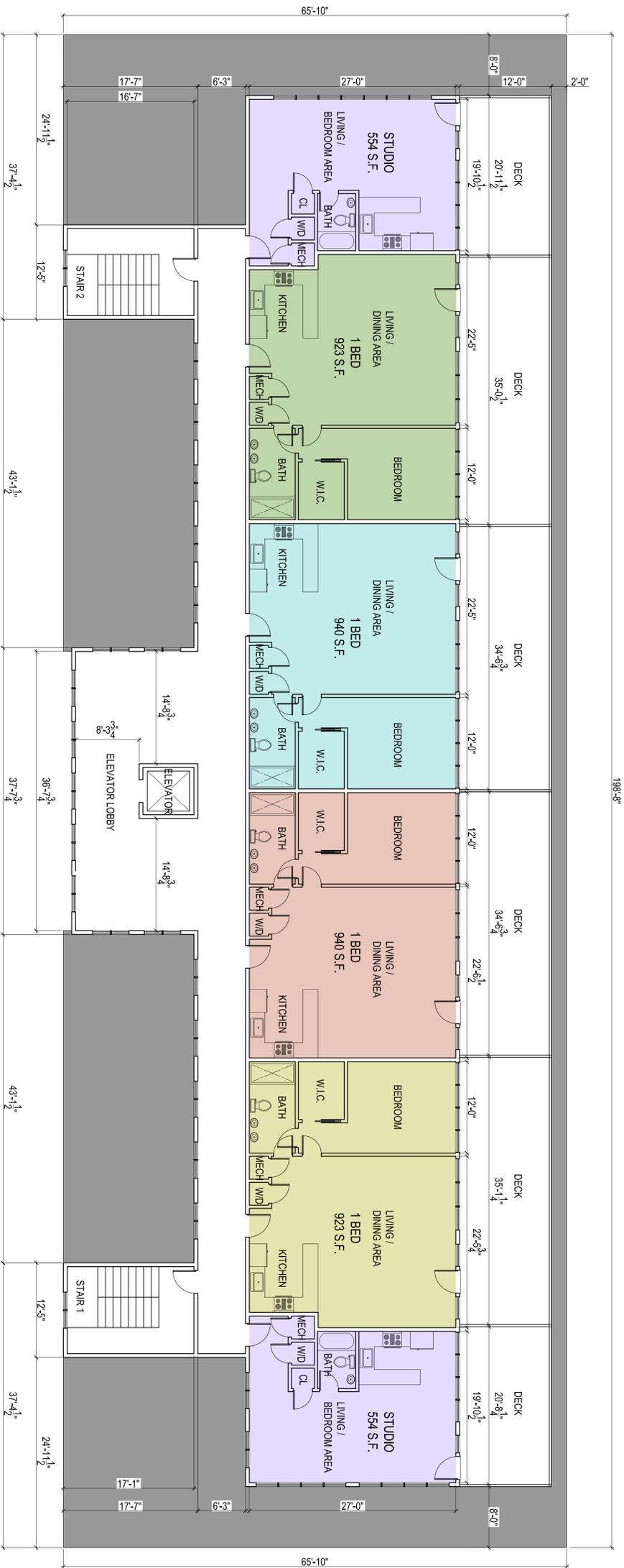


**FOURTH FLOOR PLAN**  
 STUDIO: 4 UNITS  
 1 BED: 2 UNITS  
 2 BED: 6 UNITS

**GENERAL NOTE:**  
 VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

<h1 style="font-size: 2em; margin: 0;">A4</h1>	<h2 style="margin: 0;">PROPOSED FLOOR PLAN</h2>	<p><b>CHECKED BY:</b> W. Christopher</p> <p><b>DRAWN BY:</b> CD</p> <p><b>SCALE:</b> 1/8" = 1'-0"</p> <p><b>DATE:</b> 9-11-13</p> <p><b>REV:</b> 10-24-13</p>	<p><b>Construction Managers &amp; Developers LLC</b>        917 Bennington Street        East Boston, Ma 02128</p>	<p><b>ROCHE - CHRISTOPHER ARCHITECTURE, LLC</b></p> <p style="font-size: 0.8em;">415 Neponset Ave.    www.roche-christopher.com    Telephone: 617-283-0030        Dorchester, Massachusetts 02122    Fax: 617-282-1080</p>
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REV.	DATE	DESCRIPTION
1	X-XX-XX	XXX



FIFTH FLOOR PLAN  
 STUDIO: 2 UNITS  
 1 BED: 4 UNITS

GENERAL NOTE:  
 VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN  
 PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS.  
 NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND  
 APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.



ROCHE - CHRISTOPHER  
 ARCHITECTURE, LLC

415 Neponset Ave. www.roche-christopher.com  
 Dorchester, Massachusetts 02122

Telephone: 617-283-0030  
 Fax: 617-282-1080

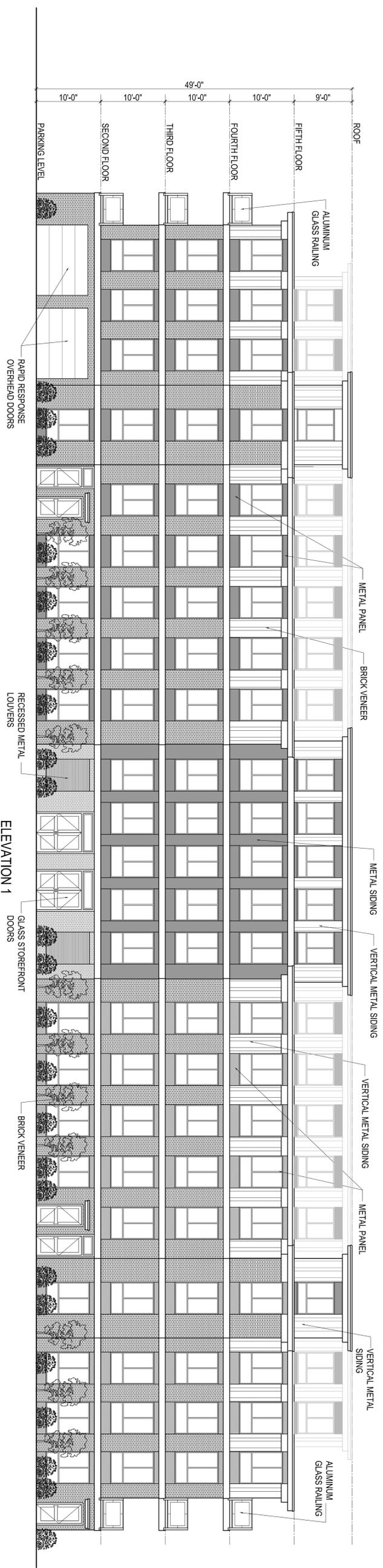
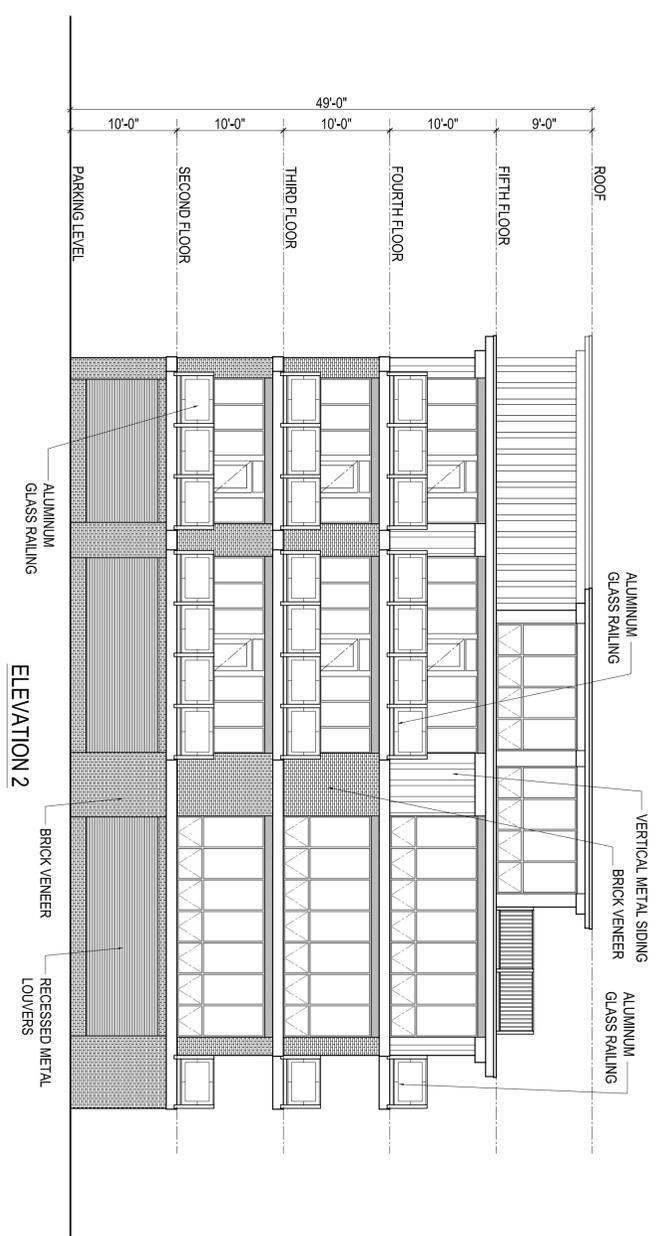
Construction Managers &  
 Developers LLC  
 917 Bennington Street  
 East Boston, Ma 02128

PROJECT #  
 13-102  
 DATE: 9-11-13  
 REV: 10-24-13  
 SCALE:  
 1/8" = 1'-0"  
 DRAWN BY:  
 CD  
 CHECKED BY:  
 W. Christopher

PROPOSED ROOF PLAN

A5

REV.	DATE	DESCRIPTION
1	X-XX-XX	XXX



**GENERAL NOTE:**  
 VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

PROJECT # 13-102  
 DATE: 9-11-13  
 REV: 10-24-13  
 SCALE: 1/8" = 1'-0"  
 DRAWN BY: CD  
 CHECKED BY: W. Christopher

Construction Managers & Developers LLC  
 917 Bennington Street  
 East Boston, Ma 02128

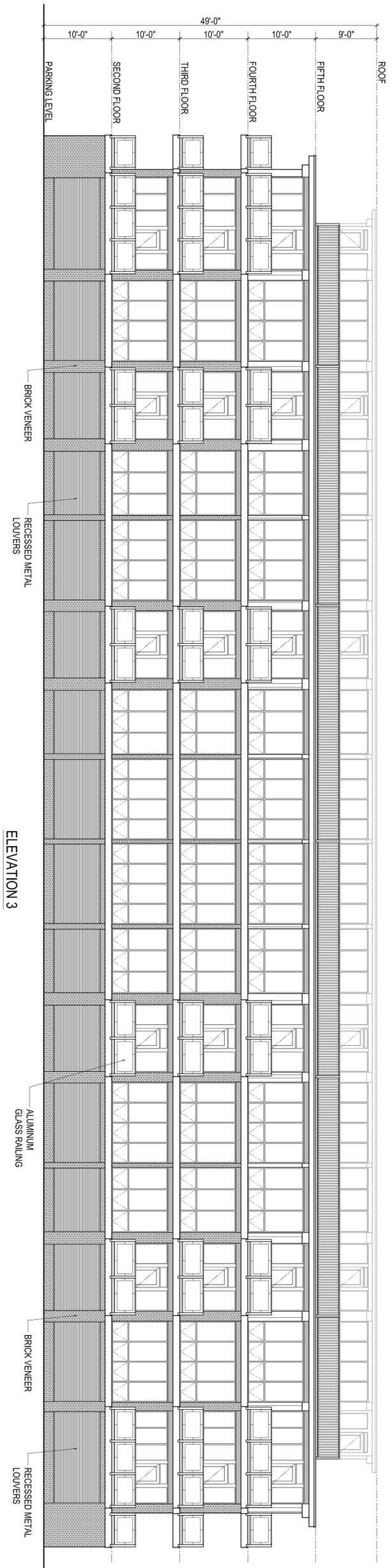
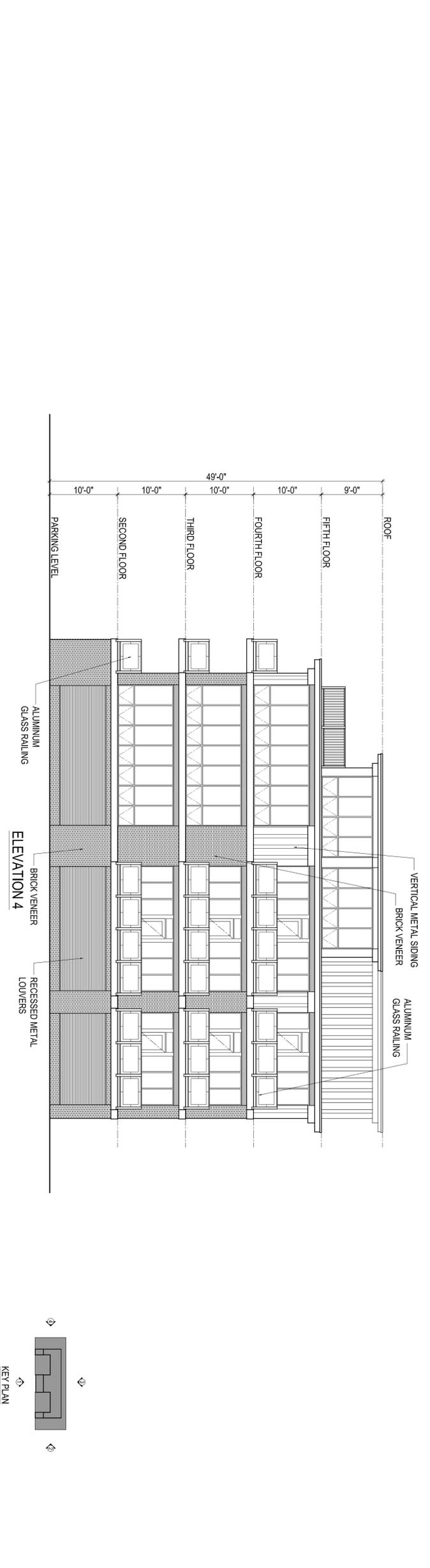
**ROCHE - CHRISTOPHER ARCHITECTURE, LLC**

415 Neponset Ave. www.roche-christopher.com Telephone: 617-282-0030  
 Dorchester, Massachusetts 02122 Fax: 617-282-1080

**PROPOSED ELEVATIONS**

**A6**

REV.	DATE	DESCRIPTION
1	X-XX-XX	XXX



**GENERAL NOTE:**  
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PROJECT # 13-102  
 DATE: 9-11-13  
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 SCALE: 1/8" = 1'-0"  
 DRAWN BY: CD  
 CHECKED BY: W. Christopher

Construction Managers & Developers LLC  
 917 Bennington Street  
 East Boston, Ma 02128

**ROCHE - CHRISTOPHER ARCHITECTURE, LLC**  
 415 Neponset Ave. www.roche-christopher.com Telephone: 617-283-0030  
 Dorchester, Massachusetts 02122 Fax: 617-282-1080

PROPOSED ELEVATIONS

A7

## **917 Bennington Street**

East Boston, Massachusetts

### **Appendix B: Permitting Applications and Appeals**

(See attached ISD Zoning Code Refusal and Appeal regarding Permit Application # ERT276111.)

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**  
under Boston Zoning Code

\$900

2249

Boston, Massachusetts October 11, 2013

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

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

of the lot at 917 Bennington Street 1 East Boston / NS  
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**

The appeal seeks permission to demolish an existing funeral home and construct a new, four (4) story residential building with thirty nine (39) residential units and twenty seven (27) parking spaces.

**STATE REASONS FOR THIS PROPOSAL**

Allowance of the within appeal will enable the Appellant to revitalize a currently underutilized location with a new residential building appropriate in size and scope for this location on Bennington Street. Further, allowance of the within appeal will bring new residents to the area and provide a new, appropriately sized building at the property.

**PROVIDE REASONS WHY BOARD SHOULD GRANT RELIEF**

Appellant submits that the Board should grant the requested relief, as this appeal seeks to reasonably construct a new building at the premises, replacing a commercial business with a more appropriate residential use at this location. The proposed project will help to accommodate the large demand for housing within the East Boston community while enhancing an underutilized site in the neighborhood.

**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.

917 Bennington Street Realty Trust & Diana Tauro  
OWNER by Pat Buonopane  
AUTHORIZED AGENT Stephen V. Miller, Esq. [Signature]  
ADDRESS McDermott, Quilty & Miller LLP  
131 Oliver Street, 5th Floor  
Boston, Massachusetts 02110  
TELEPHONE (617) 946-4600  
FAX (617) 946-4624



# 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. Moccia  
Inspector of Buildings

ANTHONY VIRGILIO  
172 SALEM STREET  
BOSTON, MA 02113

October 11, 2013

**Location:** 917 BENNINGTON ST EAST BOSTON, MA 02128  
**Ward:** 01  
**Zoning District:** East Boston  
**Zoning Subdistrict:** NS  
**Appl. # :** ERT276111  
**Date Filed:** August 19, 2013  
**Purpose:** Erect building for 40 residential units with 32 parking spaces - Raze existing building -

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:

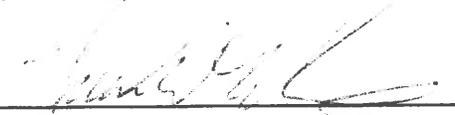
<u>Violation</u>	<u>Violation Description</u>	<u>Violation Comments</u>
Art. 53 Sec. 52	Roof Structure Restrictions	
Art. 53, Section 56 **	Off-Street Parking Insufficient	Should this application be considered small project review parking insufficient would apply
Article 53 Section 12	Dimensional regulations	Rear yard insufficient
Article 53 Section 12	Dimensional regulations	Height excessive
Article 53 Section 12	Dimensional regulations	Floor area ratio excessive
Article 53 Section 12	Dimensional regulations	Front yard insufficient,note 3
Notes		This Project will require an Article 80 Review. This BRA Review will be either a Small or Large Project review depending on if the first floor level is viewed as "Gross Floor Area" or not.
Notes		A building code review will be completed after the BOA process has been completed an a full set of construction documents has been received

ANTHONY VIRGILIO  
172 SALEM STREET  
BOSTON, MA 02113

October 11, 2013

**Location:** 917 BENNINGTON ST EAST BOSTON, MA 02128  
**Ward:** 01  
**Zoning District:** East Boston  
**Zoning Subdistrict:** NS  
**Appl. # :** ERT276111  
**Date Filed:** August 19, 2013  
**Purpose:** Erect building for 40 residential units with 32 parking spaces - Raze existing building -

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.

  
\_\_\_\_\_  
Kevin Yetman  
(617)961-3246  
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.