### View Demolition Delay Application Details

General Information

Date Submitted

05/31/2022

**Date Posted** 

**Demolition Number** 

22.1301D2969

**Application Status** 

Application Completed

Staff Assigned

**Applicant Information** 

**Applicant Name** 

Jacob Simmons

Relationship to Property

Manager

**Applicant Mailing Address** 

320 Washington St

3FF

BROOKLINE, MA 02445

Applicant Phone

(857) 207-1664

Applicant Email

jacob.simmons@cityrealtyboston.com

Property Owner Information

**Property Owner** 

LeovoFS

**Property Owner Contact Name** 

Fred Starikov

**Property Owner Address** 

320 Washington St

3FF

BROOKLINE, MA 02445

**Property Owner Phone** 

(617) 751-5119

**Property Owner Email** 

fred.starikov@cityrealtyboston.com

**Property Details** 

**Property Address** 

**Project Details** 

**Description of Proposed Demolition** 

Raze existing buildings

Number of housing units in current construction

3

Number of housing units in proposed construction

11

Does this proposed project require zoning relief?

Yes

If YES, please indicate status of ZBA process

**ZBA** Approved

Required Documents

Photographs \*

1article85app230washingtonst.pdf remove

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Map \*

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Choose File No file chosen

Plot Plan \*

ex1230washingtonstreet.pdf remove

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Plans & Elevations \*

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Proof of Ownership \*

acsresource.pdf remove

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Signature Page \*

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Missing Information

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Significant Trees

How many Significant Trees, defined by the City's Tree Ordinance as trees that are 8" or more in DBH, will be removed in the proposed demolition?

What species of tree(s), if applicable, will be removed in the proposed demolition?

or more in BBI if whe be followed in the proposed democration

Building Dimensions

What is the length (in feet) of the existing building?

40

What is the width (in feet) of the existing building?

50

What is the height (in feet) of the existing building?

20

Building Materials

Foundation Materials Concrete

**Building Frame** 

Wood

Facade Materials

Brick

Roof Materials

Stone Slate, Rubber Membrane

Waste Management

Will you consider Deconstruction as opposed to Demolition?

Estimate the total amount of waste (in cubic feet) the project will produce.

How do you plan to handle the waste generated by this project? 230 Washington Street Boston, MA 02135

#### Alternate Address (Not Required)

Neighborhood	
Brighton	~
Structure Type	
Number of Buildings	
Total Number of Stories	
2	
Parcel ID	
2205359000	
MACRIS Number	

- REQUIRED DOCUMENTATION: The following is a list of documents that MUST be submitted with this application. Failure to include adequate documentation will cause a delay in the review process and may result in a rejected application. No documents should be larger than 11x17.
  - PHOTOGRAPHS: 3x5 or larger current color photographs of the property, properties affected by the proposed demolition and surrounding areas must be labeled with addresses and dates. Major elevations of the building(s) and any deterioration or reason for demolition should be documented. Photographs of the subject property seen from a distance with neighboring properties are required. All photographs must be keyed to a map (see below) to provide a thorough location description. Images from the internet are not acceptable.
  - 2. MAP: A map showing the location of the property affected by the proposed demolition must be submitted with this application. The map must be an 8 1/2 x 11 portion of a street map, such as from a BPDA locus map or an internet mapping site.
  - PLOT PLAN: A plot plan showing the existing building footprint and those of buildings in the immediate vicinity must be submitted with this application. Assessing parcel maps will be accepted, if the footprint of the relevant structure(s) is illustrated.
  - PLANS and ELEVATIONS: If a new structure is being planned, a site plan, building plans and elevations of the new structure(s) must be submitted. If no new building is planned, submit plans for site improvements and a written narrative describing the proposed use and treatment of parcel. (Parking, landscaping, clear debris, fill excavations, etc.) Do not submit sheets larger than 11x17.
  - PROOF OF OWNERSHIP: Proof of ownership must be submitted with the application. A copy of a property deed, property tax assessment bill, or other official documentation of property ownership is required.

NOTE: Copies of all documentation submitted with this application (photographs, maps, plot plans, etc.) should be retained by the applicant should additional copies be necessary for a commission hearing. Additional materials will be requested if a hearing is required.

NOTARIZED SIGNATURES: Both the applicant's and the legal property owner's signatures must be notarized. In cases of VI. multiple ownership, the chair of the condominium or cooperative association or authorized representative (such as a property manager) shall sign as owner; in cases of institutional ownership, an authorized representative of the organization shall sign as owner.

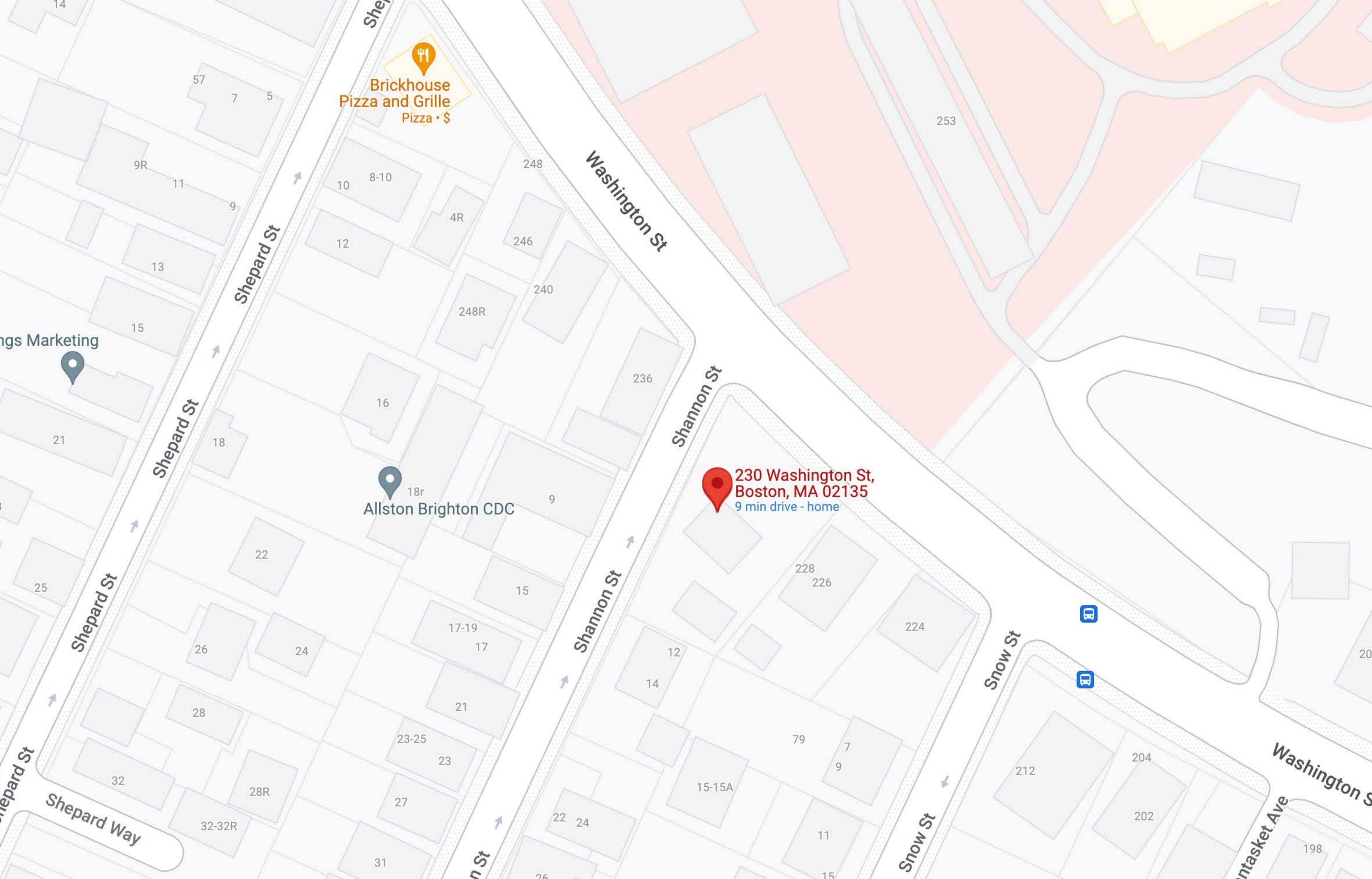
The facts set forth above in this application and accompanying documents are a true statement made under penalty of perior

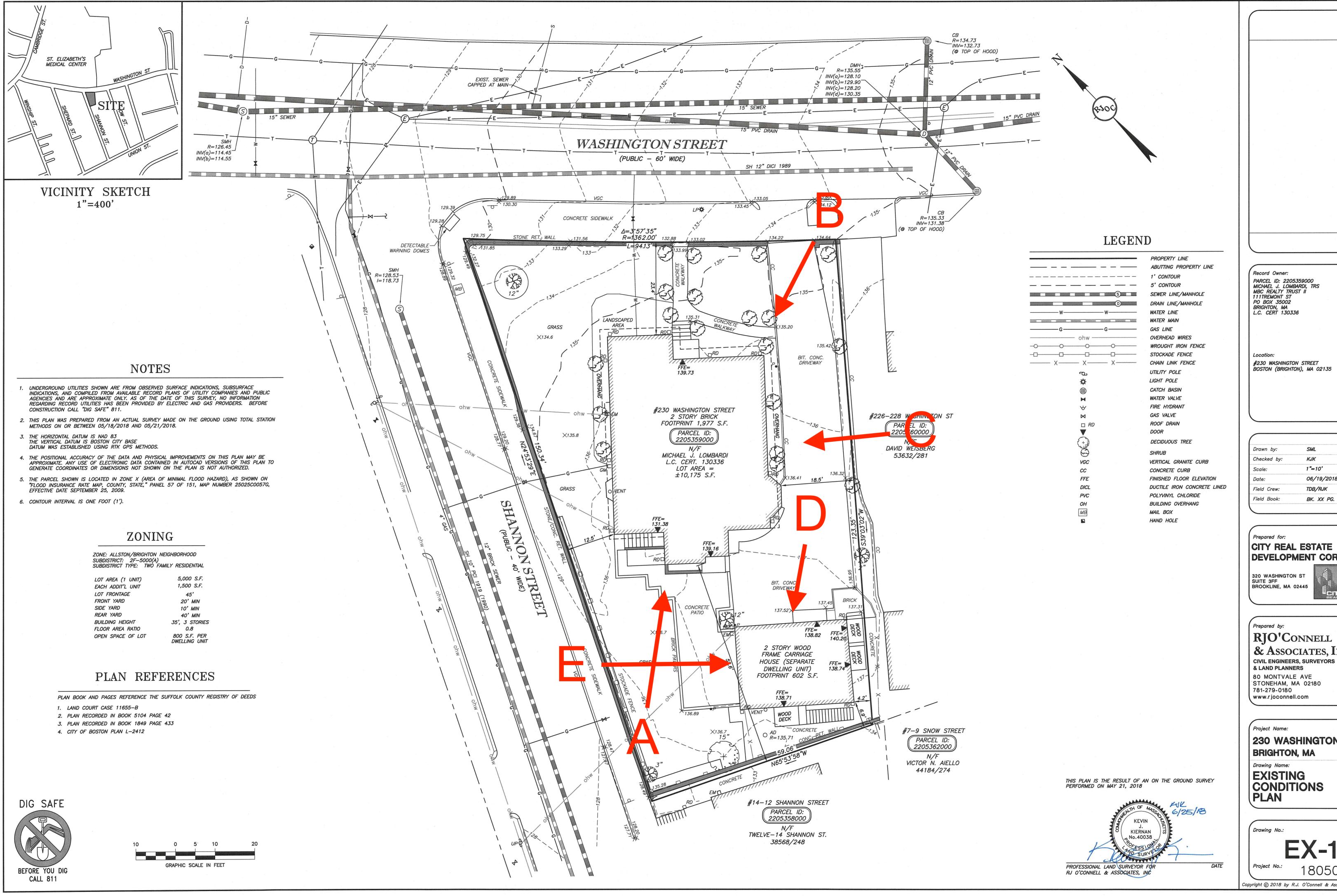
APPLICANT  OWNER*  *(If building is a condominium or cooperative, the chairman must sign.)  PRINT  On this 26 day of May 2022, before me, the undersigned Notary Public, personally** appeared Jacob Simmons (name of document signer), proved to me through satisfactory evidence of identification, which were MAD-  to be the person whose name is signed on the preceding or attached document in my preceding or attached  *(If building is a condominium or cooperative, the chairman must sign.)  On this 26 day of May 2022, before me, the undersigned Notary Public, personally** appeared field Sterikes* (name of document signer), proved to me through satisfactory evidence of identification, which were MADC to be the person whose name is signed on the preceding or attached	The facts set forth above in this application and accompany	ying documents are a true statement made under penalty of perjury.
On this 26 day of May 2022, before me, the undersigned  Notary Public, personally** appeared Jacob Simmens  (name of document signer), proved to me through satisfactory evidence of identification, which were MAD-  to be the person whose name is signed on the preceding or attached  PRINT free   MAD-  On this 26 day of May 2022, before me, the undersigned  Notary Public, personally** appeared free Sterikes  (name of document signer), proved to me through satisfactory evidence  of identification, which were MADC  to be the person whose name is signed on the preceding or attached	ADDI ICANIT	
Notary Public, personally** appeared	PRINT Jacob Simmons	If building is a condominium or cooperative, the chairman must sign.)  PRINT TOUR DINGS.
My Commission expires:  Wy Commission Expires:  Wy Commission Expires:  My Commission Expires:	(name of document signer), proved to me through satisfactory evidence of identification, which were	(name of document signer), proved to me through satisfactory evidence of identification, which were

Environment Department personnel cannot be responsible for verifying the authority of the above individuals to sign this application. Misrepresentation of signatory authority may result in the invalidation of the application.

Please review all instructions and documentation requirements carefully before submitting your application. It is your responsibility to ensure the application is complete before submittal. Incomplete applications will not be accepted.

Once you have submitted the application, staff will review for completeness and will be in touch about next steps.





PARCEL ID: 2205359000 MICHAEL J. LOMBARDI, TRS MBC REALTY TRUST II 111TREMONT ST PO BOX 35002

#230 WASHINGTON STREET BOSTON (BRIGHTON), MA 02135

> SML KJK Checked by: 1"=10" 06/19/2018 TDB/RJK BK. XX PG. X

Prepared for: CITY REAL ESTATE DEVELOPMENT CORP.

320 WASHINGTON ST SUITE 3FF BROOKLINE, MA 02445

RJO'CONNELL & Associates, Inc.

80 MONTVALE AVE STONEHAM, MA 02180 781-279-0180

230 WASHINGTON ST BRIGHTON, MA

EXISTING CONDITIONS

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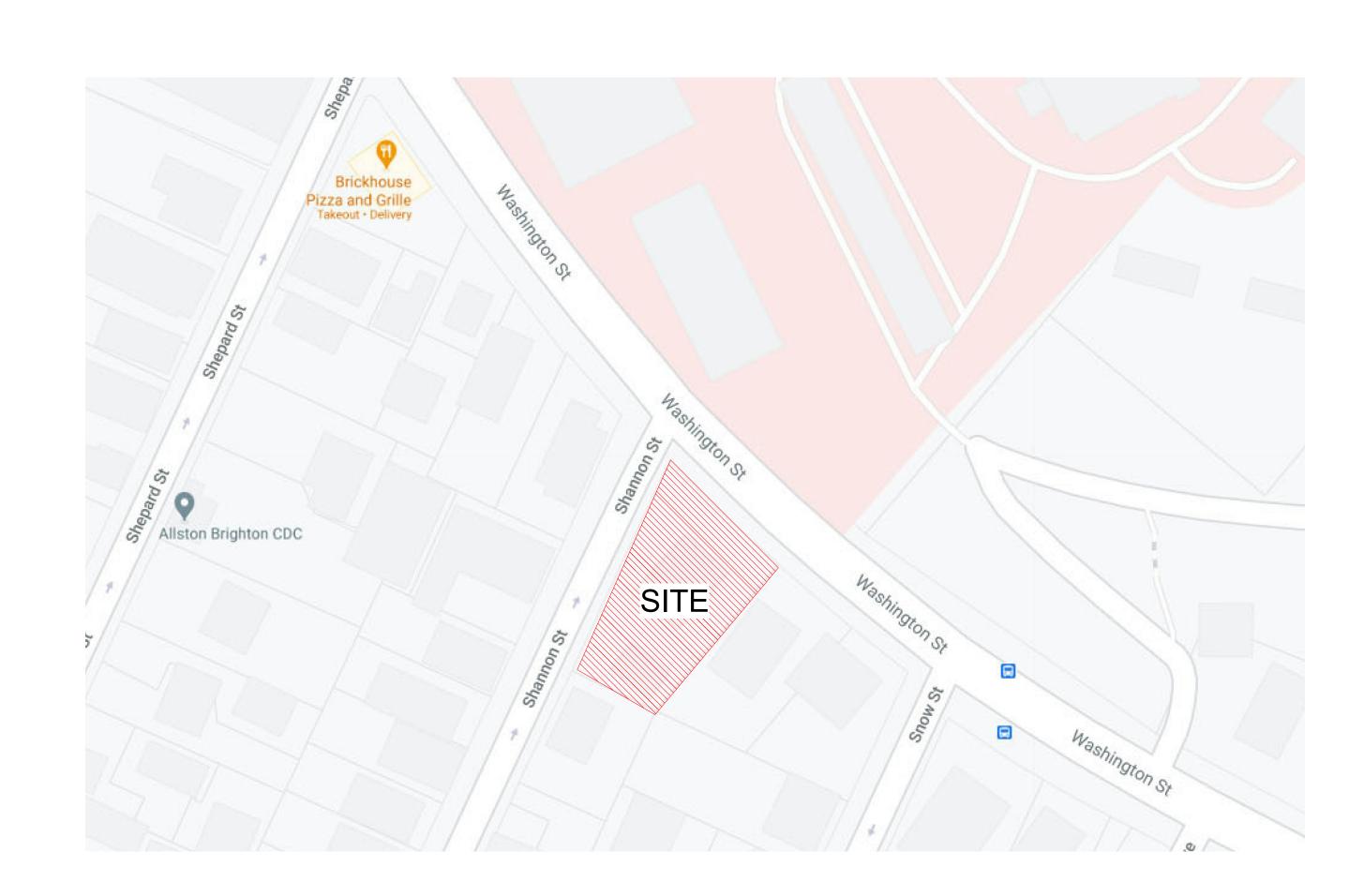
ARCHITECT

**WASHINGTON** 

STREET RESIDENCES

KHALSA	
17 IVALOO STREET SUITE 400 SOMERVILLE, MA 02143 TELEPHONE: 617-591-8682	
CONSULTANTS:	
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REGISTRATION	

	DRAWING LIST	
Sheet		Sheet Issue
Number	Sheet Name	Date
0-Cover		
A-000	Cover Sheet	05/26/2022
I - Civil		
EX-I	Existing Conditions Plan	06/19/2018
PROP-I	Proposed Plot Plan	03/15/2021
2- Landsacp	pe	
LI	LANDSCAPE PLAN	07/14/2021
L2	HARDSCAPE + SITE MATERIALS	07/14/2021
3-Architecti	ural	
A-020	Architectural Site Plan	05/26/2022
A-021	Area Plans	05/26/2022
A-100	Garage & First Floor Plan	05/26/2022
A-101	Second and Third Floor Plan	05/26/2022
A-102	Roof Plan	05/26/2022
A-300	North & Southwest Elevations	05/26/2022
A-301	South & East Elevations	05/26/2022
A-302	Street Elevations	05/26/2022
A-303	Rendered Elevations	05/26/2022
AV-00	Street View	05/26/2022
AV-03.1	ELEVATION COMPARISON	05/26/2022
AV-04	SHADOW STUDY	05/26/2022
AV-05	SHADOW STUDY	05/26/2022
AV-06	SHADOW STUDY	05/26/2022





# PROJECT: WASHINGTON STREET RESIDENCES

**PROJECT ADDRESS:** 

230 WASHINGTON STREET, BRIGHTON, MA 02135

**ARCHITECT** 

KHALSA DESIGN INC. ADDRESS: 17 IVALOO STREET, SUITE 400

CRM PROPERTY MANAGEMENT ADDRESS: 320 WASHINGTON ST, 3RD FL BROOKLINE, MA 02445

CIVIL

SOMERVILLE, MA 02143

RJO' CONNELL & ASSOCIATES, INC. ADDRESS: 80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180

SD SET: 05/26/2022

**OWNER** 

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Description		Date

Cover Sheet

**A-000** 

\* EXISTING F.A.R. IS TAKEN FROM THE BOSTON ASSESSORS DATABASE.

## **FOOTNOTES:**

- 2.See Map 7A, Map 7B, Map 7C and Map 7D, and Section 51-9(1). In a 1F subdistrict, the maximum number of dwelling units allowed in a single structure shall be one (1). In a 2F subdistrict, the maximum number of dwelling units allowed in a single structure shall be two (2). In a 3F subdistrict, the maximum number of dwelling units allowed in a single structure, a Town House Building or in a Row House Building, shall be three (3) and the maximum number of Town House Buildings or Row House Buildings attached in a row shall be three (3).
- 3.For the purpose of determining Building Height, the floor area of a dormer on a Dwelling shall not be included in the floor area calculation for a half story; provided that such dormer is not wider than eight (8) feet and the ridge line of the dormer does not exceed the ridge line of an existing Structure of which it is a part, or thirty-five (35) feet, whichever is less; and provided further that only the floor area of two such dormers shall not be included in the floor area calculation for a half story. However, the floor area of such dormers shall be included in Gross Floor Area of the Dwelling.
- 4.Applicable only to Residential Uses and Dormitory/Fraternity Uses. In MFR Subdistricts, all or part of the usable open space requirement may be met by suitably designed and accessible space on balconies of Main Buildings or on the roofs of wings of Main Buildings or on the roofs of Accessory

5.See Section 51-50.2, Conformity with Existing Building Alignment. A bay window may protrude into a Front Yard.

# **ARTICLE 51, TABLE D:**

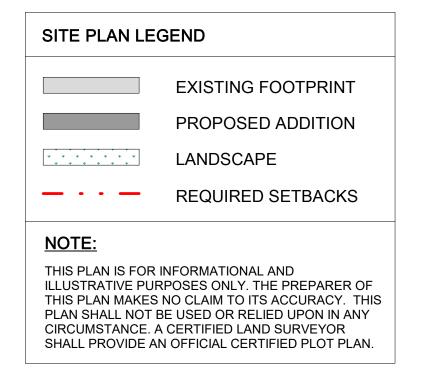
5. See Section 51-57.2, Conformity with Existing Building Alignment. A bay window may protrude into a front yard.

ARTICLE 51-57.2: Conformity with Existing Building Alignment: If at any time in the same Block as a Lot required by this Article to have a minimum Front Yard there exists two or more Buildings fronting on the same side of the Street as such Lot, instead of the minimum Front Yard depth specified in this Article, the minimun Front Yard depth shall be in conformity with the Existing Building Alignment of the Block.

Grade. The average elevation of the nearest sidewalk at the line of the street or streets on which the building abuts, except as otherwise provided in Section 16-8 as such section pertains to the restricted roof structure district in the North End, or in the case of a building not abutting on a street, the average elevation of the ground between the building and the lot line or a line twenty (20) feet from the building, whichever is nearer; but in no event shall the average elevation of such ground be taken to be more than five (5) feet above or below the average elevation of the ground immediately contiguous to the building.

Height of Building. The vertical distance from grade to the top of the highest point of the roof beams of a flat roof, or the mean level of the highest gable or of the slope of a hip roof, excluding belfries, cupolas, domes, monuments, church spires, water, observation, radio and transmission towers, windmills, chimneys, smokestacks, silos, derricks, conveyors, masts, flagpoles, aerials, elevator penthouses, water tanks, monitors, signs, or other roof structures and penthouses normally built above the roof and not used or designed to be used for human occupancy, but such structures shall be erected only to such heights, and cover only such areas, as are necessary to accomplish the purpose they are intended to serve, provided that in any event, the total area of such roof structures and penthouses does not exceed 33 1/3 percent of the total of all roof areas, measured horizontally, of such building, except that, for any Proposed Project that

(a)is subject to Article 80B (Large Project Review); and(b)is within a downtown district established under Section 3-1C, "height of building" means the vertical distance from grade to the top of the structure of the last occupied floor. A mansard roof shall be considered a flat roof.





**PROJECT NAME** 

WASHINGTON STREET RESIDENCES

**PROJECT ADDRESS** 230 WASHINGTON STREET BRIGHTON, MA 02135

CLIENT

CRM



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CONSULTANTS:

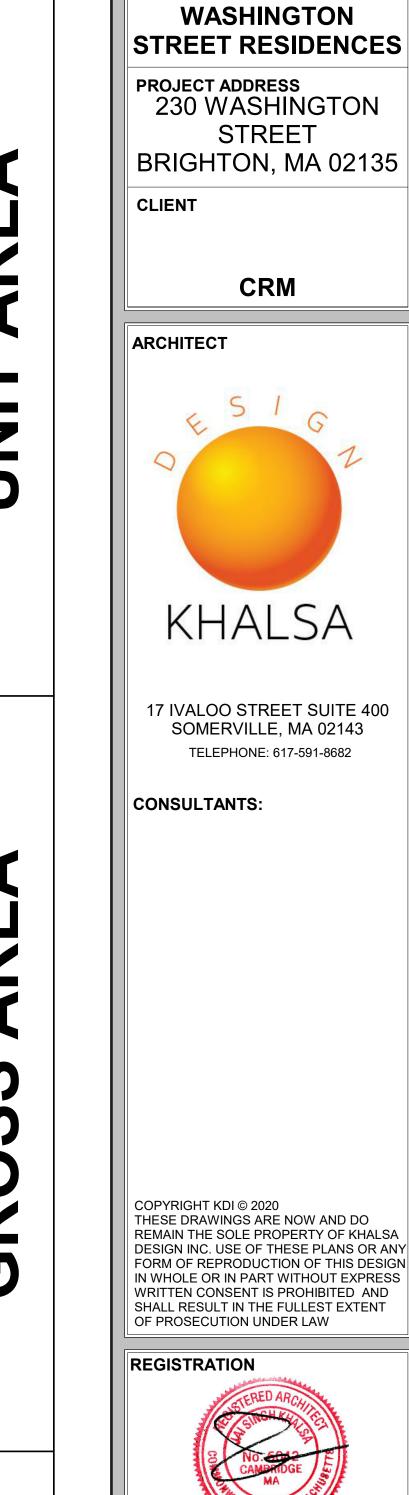
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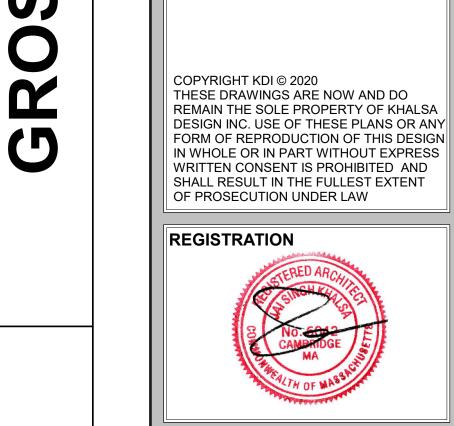
20045 05/26/2022 Drawn by JSK Checked by As indicated REVISIONS Description

**Architectural Site** Plan

**A-020** WASHINGTON STREET



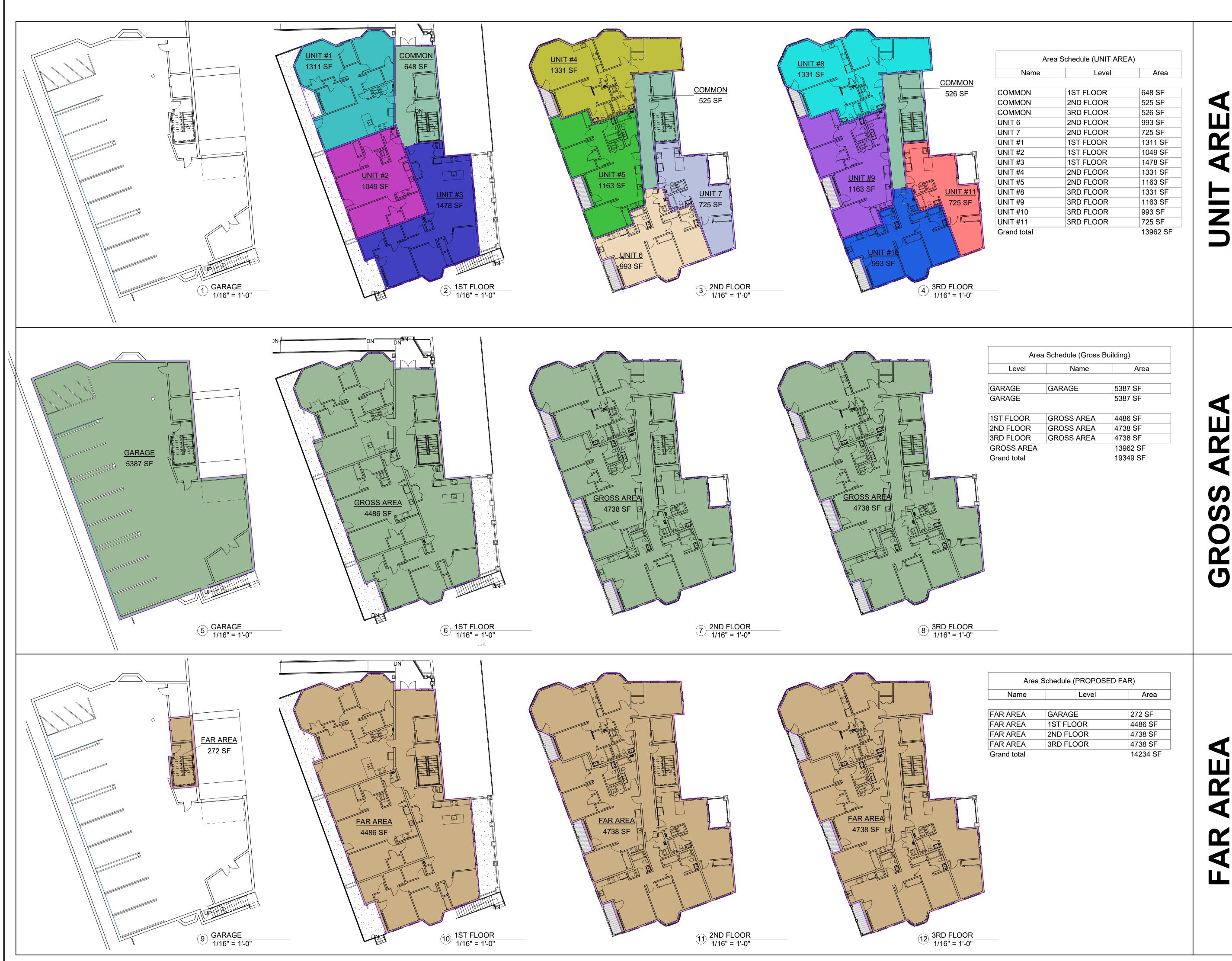
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Area Plans

WASHINGTON STREET RESIDENCES



WASHINGTON STREET RESIDENCES

PROJECT ADDRESS 230 WASHINGTON STREET

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Garage & First Floor Plan

**A-100** 

WASHINGTON STREET RESIDENCES

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BRIGHTON, MA 02135

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Second and Third Floor Plan

A-101

WASHINGTON STREET
RESIDENCES

WASHINGTON STREET RESIDENCES

STREET

WASHINGTON STREET RESIDENCES

PROJECT ADDRESS
230 WASHINGTON

BRIGHTON, MA 02135 CLIENT

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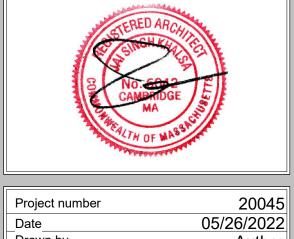


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Roof Plan

ER BPDA.rvt

PROJECT NAME

WASHINGTON STREET RESIDENCES

PROJECT ADDRESS
230 WASHINGTON

STREET

BRIGHTON, MA 02135

CRM

KHALSA

17 IVALOO STREET SUITE 400 SOMERVILLE, MA 02143

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Project number

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CONSULTANTS:

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A-300

WASHINGTON STREET
RESIDENCES

North & Southwest

Elevations

5/26/2022 5:00:29 PM

20045

05/26/2022 Author Checker

3/16" = 1'-0"

Date

WASHINGTON STREET RESIDENCES

PROJECT ADDRESS
230 WASHINGTON STREET BRIGHTON, MA 02135

CRM



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20045

05/26/2022

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South & East Elevations

**A-301** WASHINGTON STREET RESIDENCES



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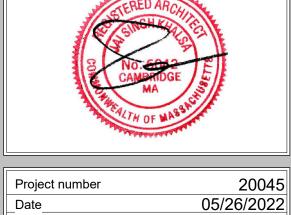
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# REGISTRATION



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Street Elevations

**A-302** WASHINGTON STREET RESIDENCES



Proposed Washington St Elevation 1
3/32" = 1'-0"

Proposed Shannon St Elevation 1
3/32" = 1'-0"



20045





SOUTH ELEVATION



SOUTHWEST ELEVATION



EAST ELEVATION

PROJECT NAME

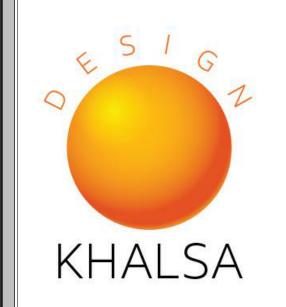
# WASHINGTON STREET RESIDENCES

PROJECT ADDRESS
230 WASHINGTON STREET BRIGHTON, MA 02135

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Rendered Elevations

**A-303** WASHINGTON STREET RESIDENCES

Description	Date
	Description

Street View

**AV-00** WASHINGTON STREET RESIDENCES



PROJECT NAME

WASHINGTON STREET RESIDENCES

PROJECT ADDRESS
230 WASHINGTON STREET BRIGHTON, MA 02135

CLIENT

CRM

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Street View

**AV-02** WASHINGTON STREET RESIDENCES



PROJECT NAME

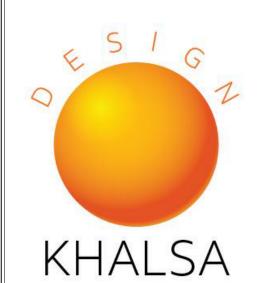
WASHINGTON STREET RESIDENCES

PROJECT ADDRESS 230 WASHINGTON STREET BRIGHTON, MA 02135

CLIENT

CRM

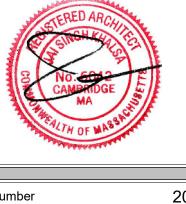
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# QUITCLAIM DEED

I, Michael J. Lombardi, Trustee of MBC Realty Trust of Boston, Massachusetts, u/d/t dated August 1, 2013, as further described in a Trustee's Certificate registered as Document No. 822312, grantor hereunder, hereby grant and convey to Fred Starikov, Managing Member, Leovofs, LLC of Brookline, Massachusetts, with quitclaim covenants, for consideration of two million seventy thousand dollars (\$2,070,000.00), the following described premises:

The land with the buildings thereon, situated in the Brighton District of Boston, presently known as and numbered 230 Washington Street and 230 Washington Street Rear, Brighton, Suffolk County, Massachusetts, bounded and described as follows:

NORTHWESTERLY by Shannon Street, one hundred fifty and 34/100ths feet (150.34');

NORTHEASTERLY by Washington Street, ninety-four and 16/100ths feet (94.16');

SOUTHEASTERLY by Lot One (1) as shown on the plan hereinafter mentioned, one hundred twenty-three and 31/100ths feet (123.31'); and

SOUTHWESTERLY by land now or formerly of Patrick J. McHugh, et al., fifty-nine and 06/100ths feet (59.06').

Said land is shown as Lot Two (2) on a subdivision plan drawn by Arthur J. Brickley, Surveyor, dated December 23, 1970, as modified and approved by the Court, containing 10,176 square feet of land, more or less, and two structures thereon, filed in the land registration Office as Plan No. 11655-B, a copy of a portion of which is filed with Certificate of Title No. 81364. For grantor's title see Quitclaim Deed of Michael J. Lombardi of Boston, Massachusetts and Berardino J. Lombardi of New York, New York to Michael J. Lombardi, Trustee, MBC Realty Trust II, filed and registered as Document No. 822311 on August 15, 2013, in the Suffolk Registry District of the Land Court and confirmed as Certificate of Title No. 130336 at Book 00647, Page 136.

WITNESS my hand and seal this 13th day of July 2018.

Grantor:

Michael J. Lombardi, Trustee

MBC Realty Trust II

Property address:

230 Washington Street, Brighton, MA 02135; and

730 Washington Street (Rear), Brighton, MA

2018 00884882
Cert#: 135055 Bk: 671 Pg: 55
Doc: DED 07/16/2018 01:40 PM SF
ATTEST:Stephen J. Murphy, Register
Suffolk County Registry of Deeds

MASSACHUSETTS EXCISE TAX
Suffolk County District ROD # 001
Date: 07/16/2018 01:40 PM

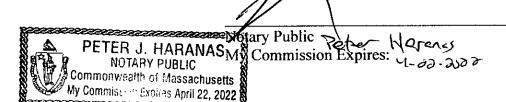
Ctrl# 182578 23866 Doc# 00884882 Fee: \$9,439.20 Cons: \$2,070,000.00

#### COMMONWEALTH OF MASSACHUSETTS

Middlesex County

July 13, 2018

Michael J. Lombardi appeared before me, the undersigned notary public, in his capacity as Trustee of the MBC Realty Trust II and proved his identity to me by producing a valid Massachusetts driver's license and acknowledged the execution of the foregoing quitclaim deed to be voluntary and his free act and deed.



Property address:

230 Washington Street, Brighton, MA 02135; and 230 Washington Street (Rear), Brighton, MA 02135.

18.07.13.deed.mbcII

00884883 DOC No.

SUFFOLK LAND COURT REGISTRY DISTRICT \*\* RECEIVED FOR REGISTRATION \*\*

On: Jul 16,2018 at 01:40P

75.00 Rec Total: \$9,954.20 Document Fee:

CERTIFICATE No: 130336 BK 00647 PG

ALSO NOTED ON:

Attested hereto

Angeles Surply
Stephen J. Murphy
Asst Recorder of Land Court