



Martin J. Walsh
Mayor

Boston Inspectional Services Department Planning and Zoning Division

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

ZONING CODE REFUSAL

Sean Lydon
Inspector of Buildings

FRANCISCO FUENTES
12 EUTAW AVE, 1
LYNN, MA 01902

April 07, 2020

Location: 175 WORDSWORTH ST EAST BOSTON, MA 02128
Ward: 01
Zoning District: East Boston Neighborhood
Zoning Subdistrict: 2F-4000
Appl. #: ALT1003254
Date Filed: February 27, 2020
Purpose: finish demo all three floors and basement, make 3 kitchens, 5 bathrooms, 3 laundrys, add some partition nonbearing walls for bedrooms, insulation, sheetrock and plaster, trim, paint and floors. (SF984834,SF1027455) Full gut rehab, extend living space into the basement area, to include takedown and reconstruction of rear porches.
ZBA required
***Three Family**
DOC#267 / 1932

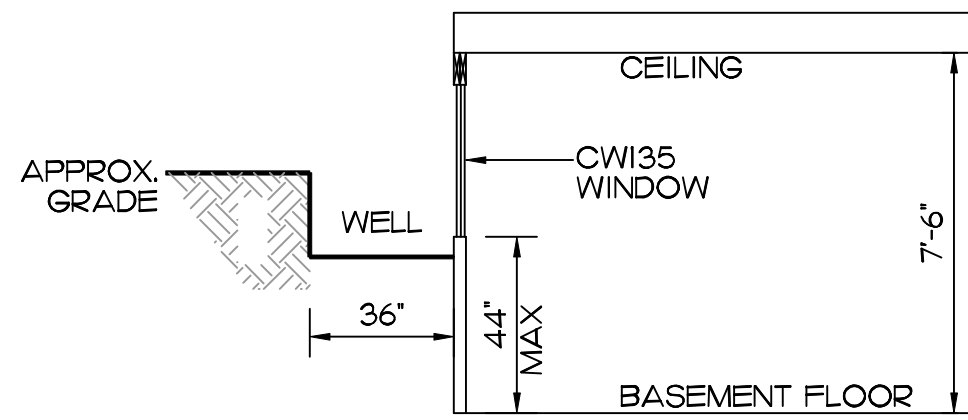
YOUR APPLICATION REQUIRES RELIEF FROM THE BOARD OF APPEAL AS SAME WOULD BE IN VIOLATION OF THE BOSTON ZONING CODE TO WIT: CHAPTER 665, ACTS OF 1956 AS AMENDED:

<u>Violation</u>	<u>Violation Description</u>	<u>Violation Comments</u>
Art. 09 Sec. 01 **	Extension of Non Conforming Use	
Article 27T	East Boston IPOD	
Article 53 Section 9	Dimensional Regulations	Front yard setbacks/conformity
Article 53 Section 9	Dimensional Regulations	Insufficient rear yard setback
Notes		Subject to ZBA zoning variance approvals, two complete sets of stamped construction documents shall be required

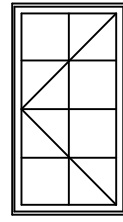
THIS DECISION MAY BE APPEALED TO THE BOARD OF APPEAL WITHIN FORTY-FIVE (45) DAYS PURSUANT TO CHAPTER 665 OF THE ACTS OF 1956, AS AMENDED. APPLICATIONS NOT APPEALED WITHIN THAT TIME PERIOD WILL BE DEEMED ABANDONED. IF YOU HAVE INQUIRIES REGARDING THE NEIGHBORHOOD PROCESS AND PUBLIC PARTICIPATION, PLEASE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

Francesco D'Amato
(617)961-3265
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.



CLEAR OPENING SQUARE ARM SQ. FT.: 6.4 SQ. FT.
GLASS AREA SQ. FT.: 6.8 SQ. FT.
OVER ALL WINDOW AREA: 8.9 SQ. FT.
WINDOW DIM: 2' 4-3/8" X 3' 4-13/16"
UNOBSTRUCTED GL: 24" X 3' 5-3/8"



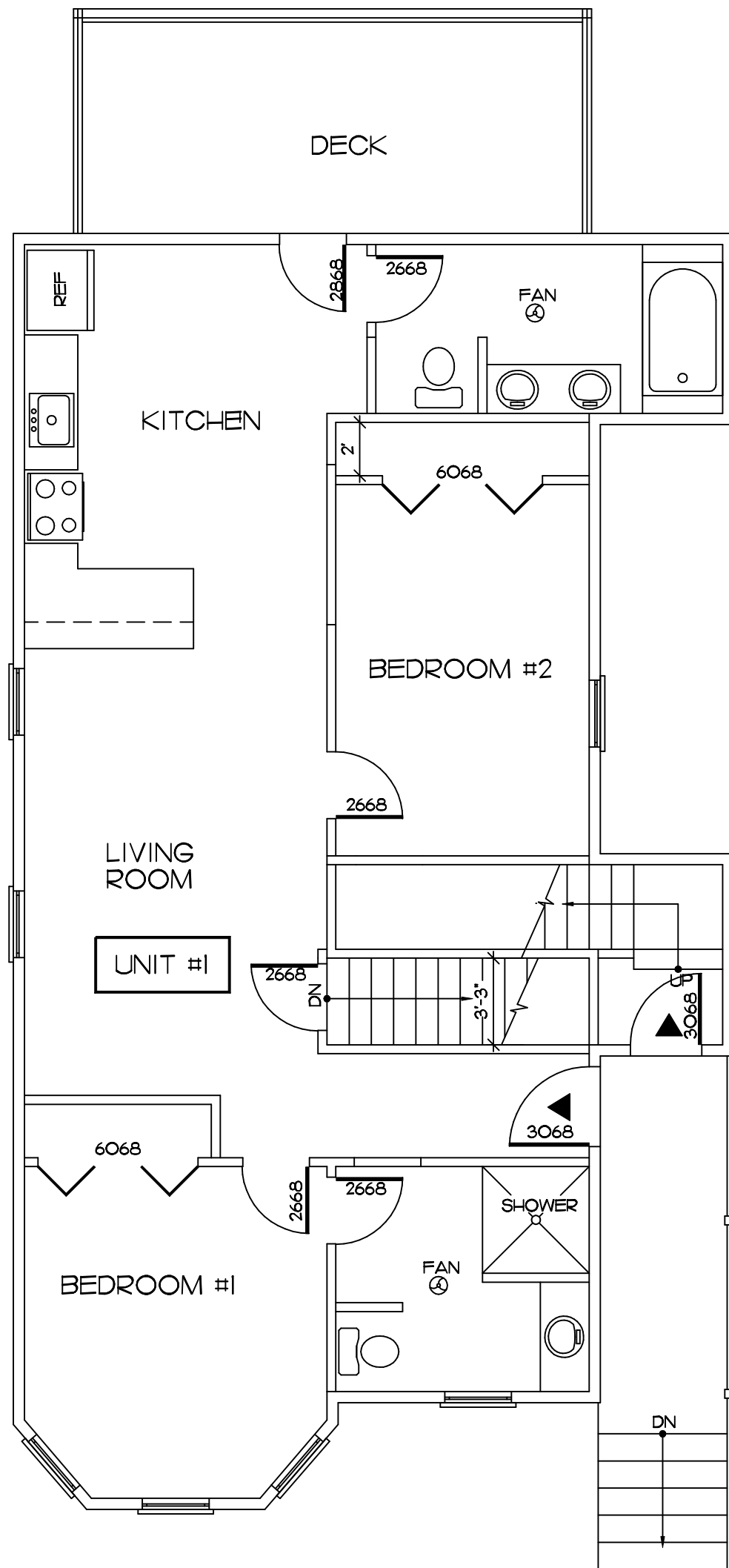
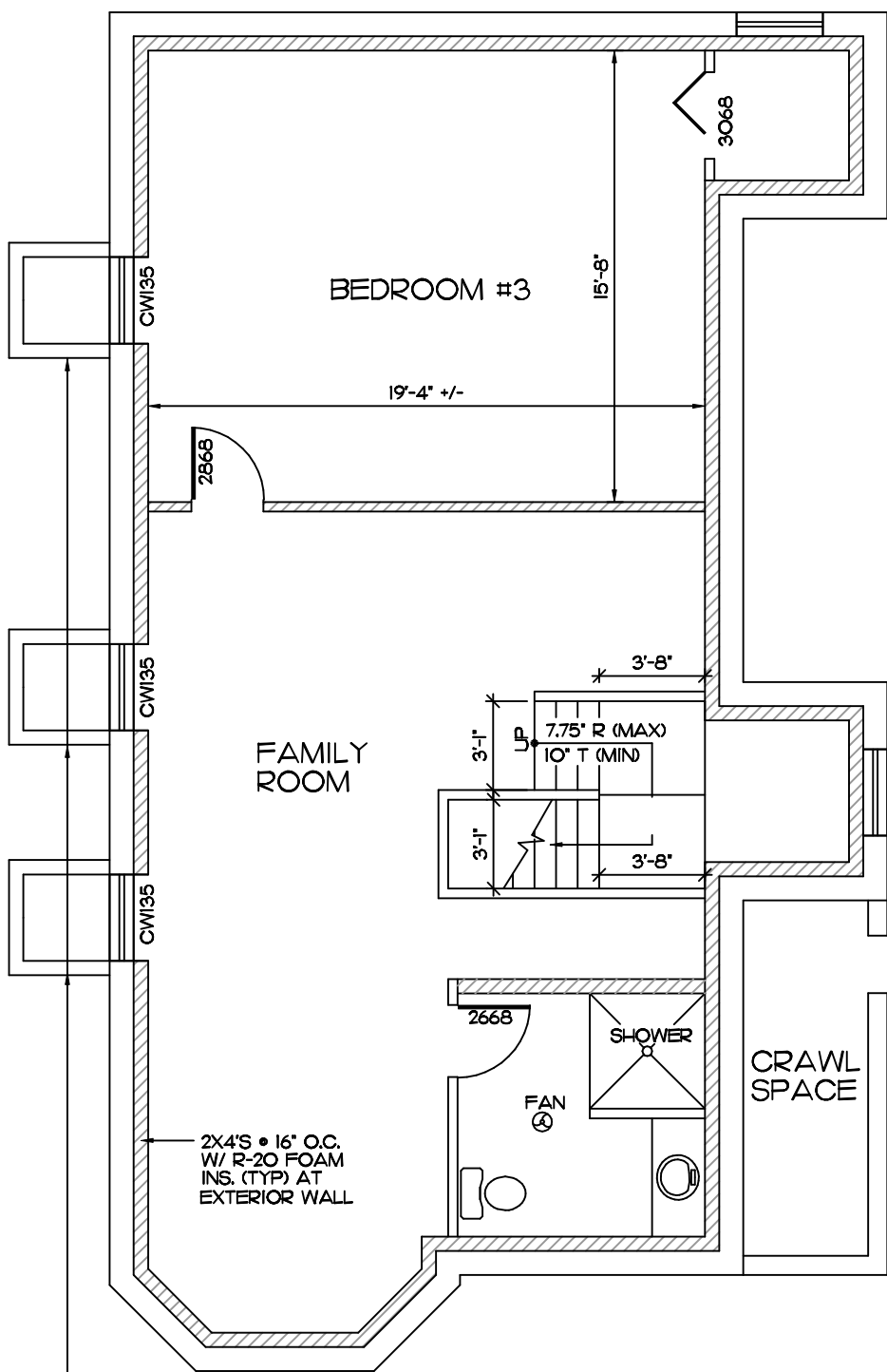
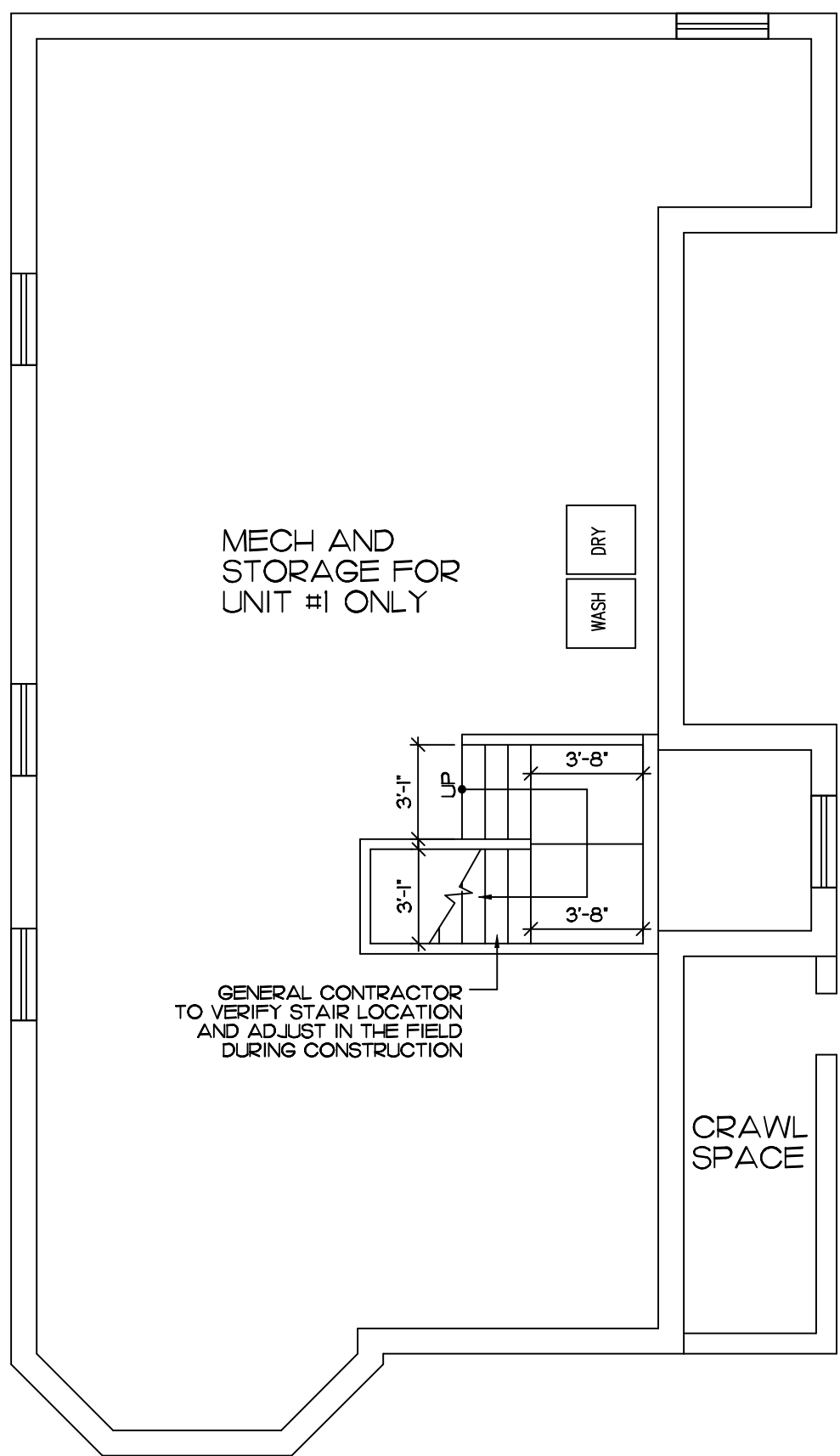
LEGEND	
	EXISTING WALLS TO REMAIN
	WALLS TO BE REMOVED
	NEW 2X4 @ 16" O.C. WALLS
	NEW UL U305 1-HR RATED WALL
	PRIMARY ENTRANCE
"V.I.F."	GENERAL CONTRACTOR TO VERIFY IN THE FIELD
	3'-0" X 6'-8"

Nazeih R. Hammouri, PE
Everett, MA
857-312-9212

NOTE:

ALL DIMENSIONS TO BE
FIELD VERIFIED (V.I.F.) &
CHECKED.
GENERAL CONTRACTOR TO
REPORT CHANGES AND
OMISSIONS TO OWNER(S).

- GENERAL NOTES:
- Contractor to verify all dimensions in field prior to starting construction.
 - All work to be in accordance with all applicable local, state, and national building codes, and in accordance with all manufacturers recommendations.
 - Contractor to bring any discrepancies in the drawings to the attention of the homeowner.
 - General contractor to review project with homeowner prior to starting construction.
 - SMOKE DETECTORS: Provided by Fire Protection Engineer and/ or installer.
 - ENERGY CODE:
Exterior walls: R-20 ins.
Ceilings between units:
Mineral Wool (fill the cavity)
 - Window designations correspond to Anderson Windows.
 - All stairs & steps to be verified in the field, and adjusted accordingly by G.C.
 - Dimension shown are to finish walls.
 - All trades to be coordinated prior to construction by General Contractor (G.C.)
 - All engineered lumber, beams, columns, etc., to be verified by supplier on-site prior to ordering and delivery to building site.
 - Supplier to provide all specification information for engineered lumber, beams, columns, etc. with plans.
 - Plans are not to be scaled.



No.	Revisions	Date

Project Name and Address
175 WORDSWORTH ST
EAST BOSTON, MA

Drw. #:	A-5
Date: AUG 19, 2019	
Scale: AS NOTED	

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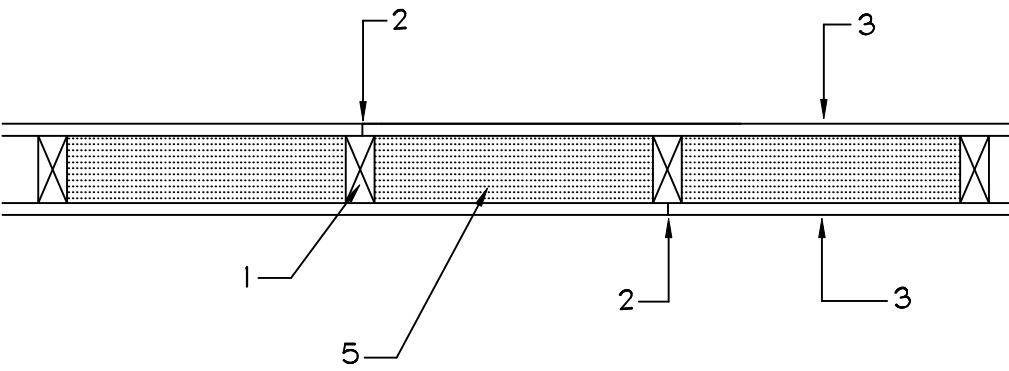
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UL U305
WOOD STUD INTERIOR PARTITION
ONE HOUR FIRE RATING
STC 33
WALL THICKNESS 4.75"

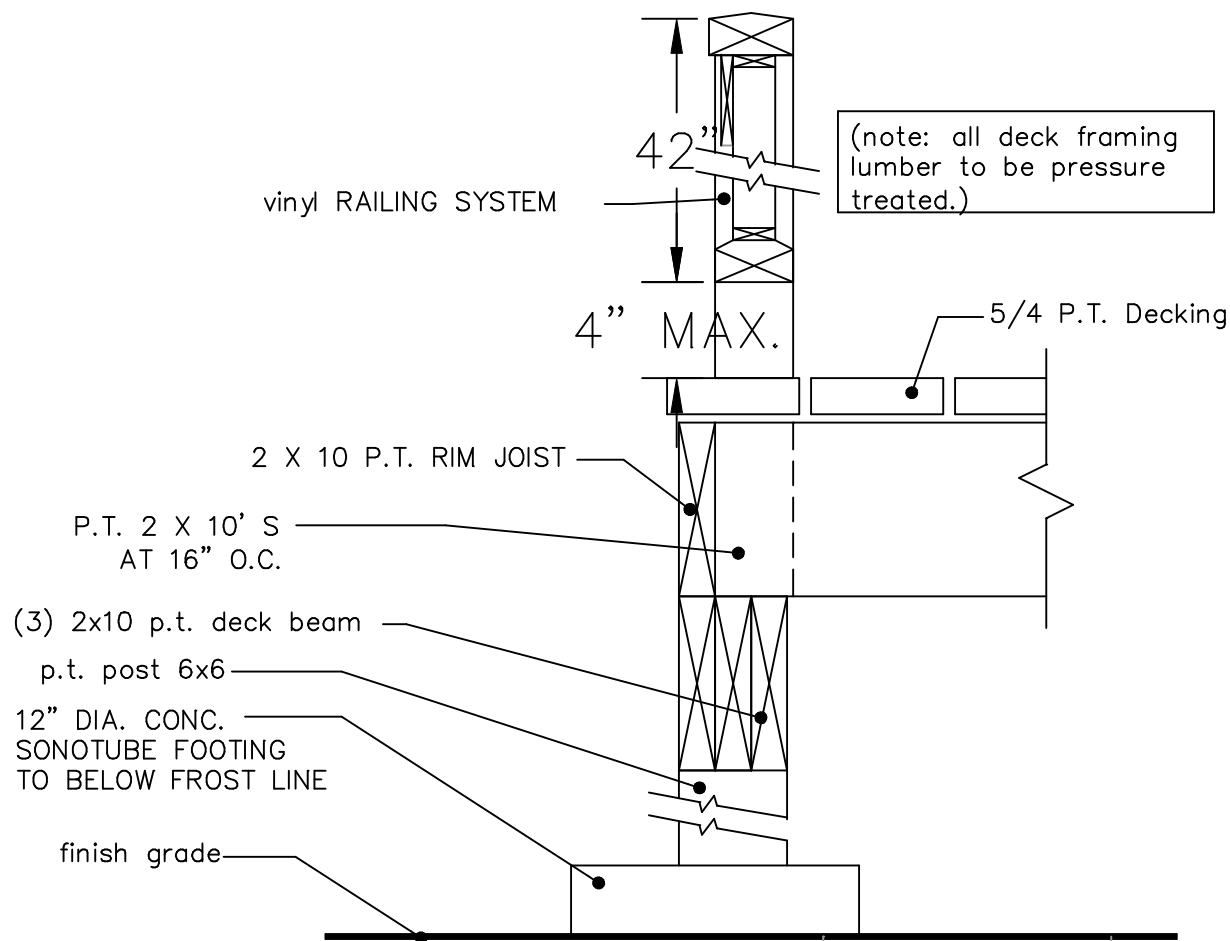


1 - WOOD STUDS: NOM 2 BY 4 IN. SPACED 16 IN. OC MAX, EFFECTIVELY FIRESTOPPED.

2 - JOINTS AND NAIL-HEADS : JOINTS COVERED WITH JOINT COMPOUND AND PAPER TAPE. JOINT COMPOUND AND PAPER TAPE MAY BE OMITTED WHEN SQUARE EDGE BOARDS ARE USED. AS AN ALTERNATE, NOM 3/32 IN. THICK GYPSUM VENEER PLASTER MAY BE APPLIED TO THE ENTIRE SURFACE OF CLASSIFIED VENEER BASEBOARD WITH THE JOINTS REINFORCED WITH PAPER TAPE. NAIL-HEADS EXPOSED OR COVERED WITH JOINT COMPOUND.

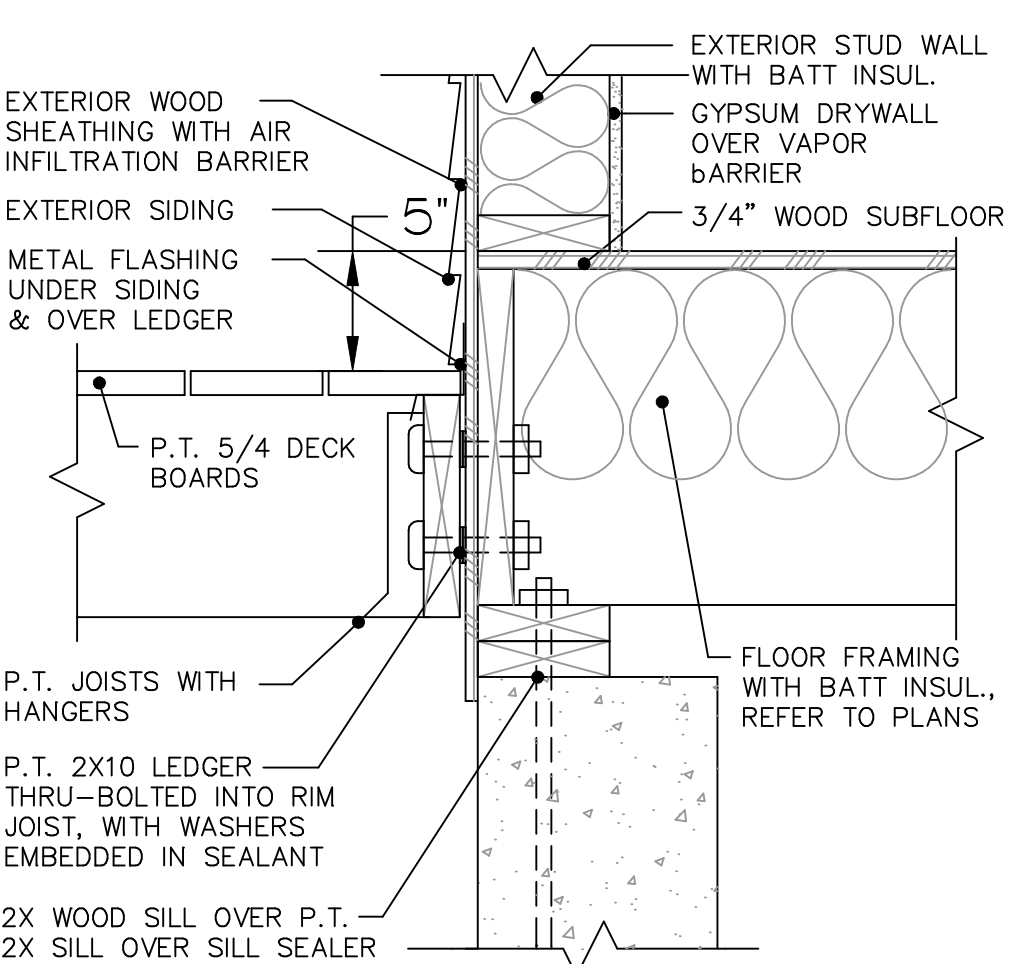
3 - GYPSUM BOARD : 5/8 IN. THICK PAPER OR VINYL SURFACED, WITH BEVELED, SQUARE, OR TAPERED EDGES, APPLIED EITHER HORIZONTALLY OR VERTICALLY. GYPSUM PANELS NAILED 7 IN. OC WITH 6D CEMENT COATED NAILS 1-7/8 IN. LONG, 0.0915 IN. SHANK DIAM AND 15/64 IN. DIAM HEADS. WHEN USED IN WIDTHS OTHER THAN 48 IN., GYPSUM PANELS ARE TO BE INSTALLED HORIZONTALLY. FOR AN ALTERNATE METHOD OF ATTACHMENT OF GYPSUM PANELS, REFER TO ITEMS 6 THROUGH 6E, STEEL FRAMING MEMBERS (SEE DESIGN NO. U305 SHEET FOR SPECS)

5 - BATTS AND BLANKETS: (SEE DESIGN NO. U305 FOR SPECS)
GLASS FIBER OR MINERAL WOOL INSULATION PLACED TO COMPLETELY OR PARTIALLY FILL THE STUD CAVITIES. WHEN ITEM 6A IS USED, GLASS FIBER OR MINERAL WOOL INSULATION SHALL BE FRICTION-FITTED TO COMPLETELY FILL THE STUD CAVITIES



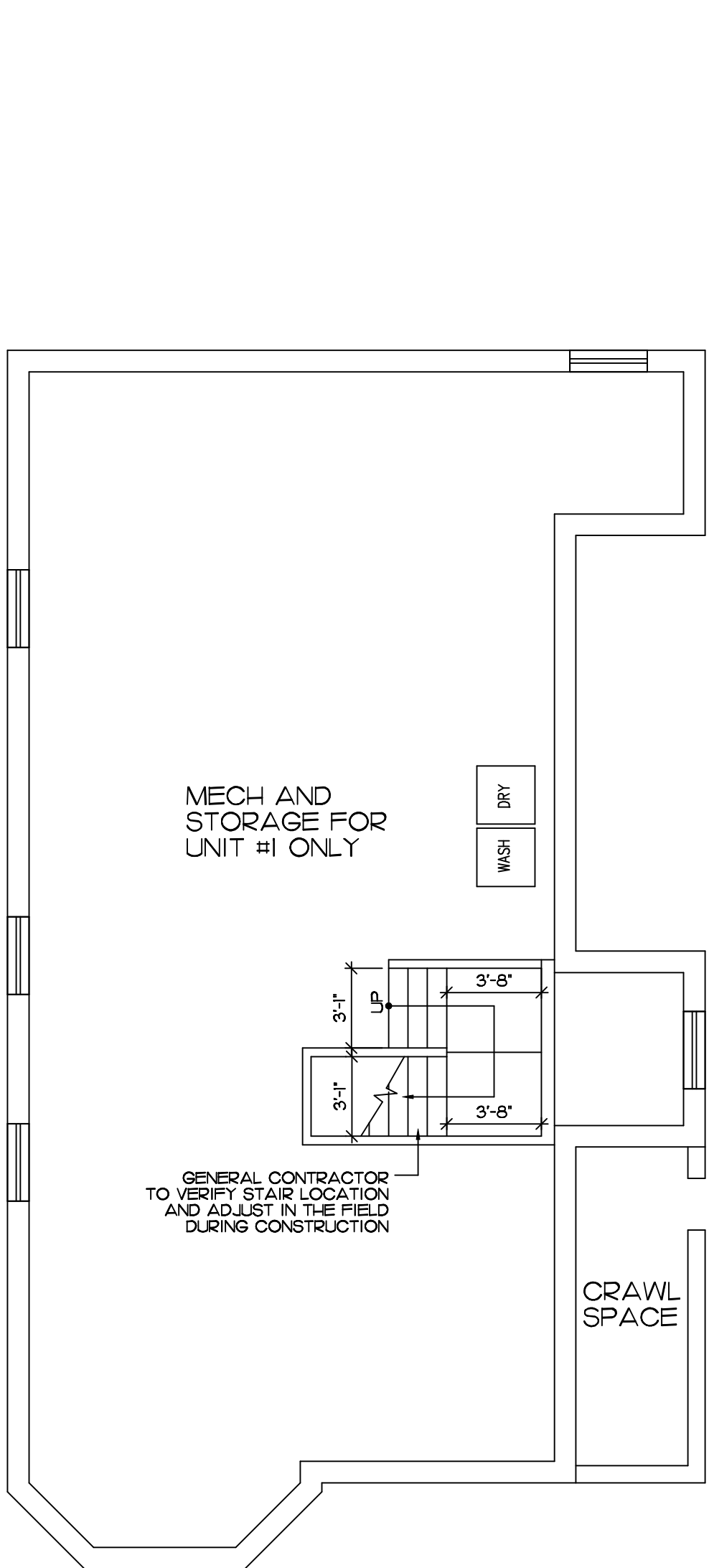
DECK DETAIL

Scale: 1 1/2" = 1'-0"



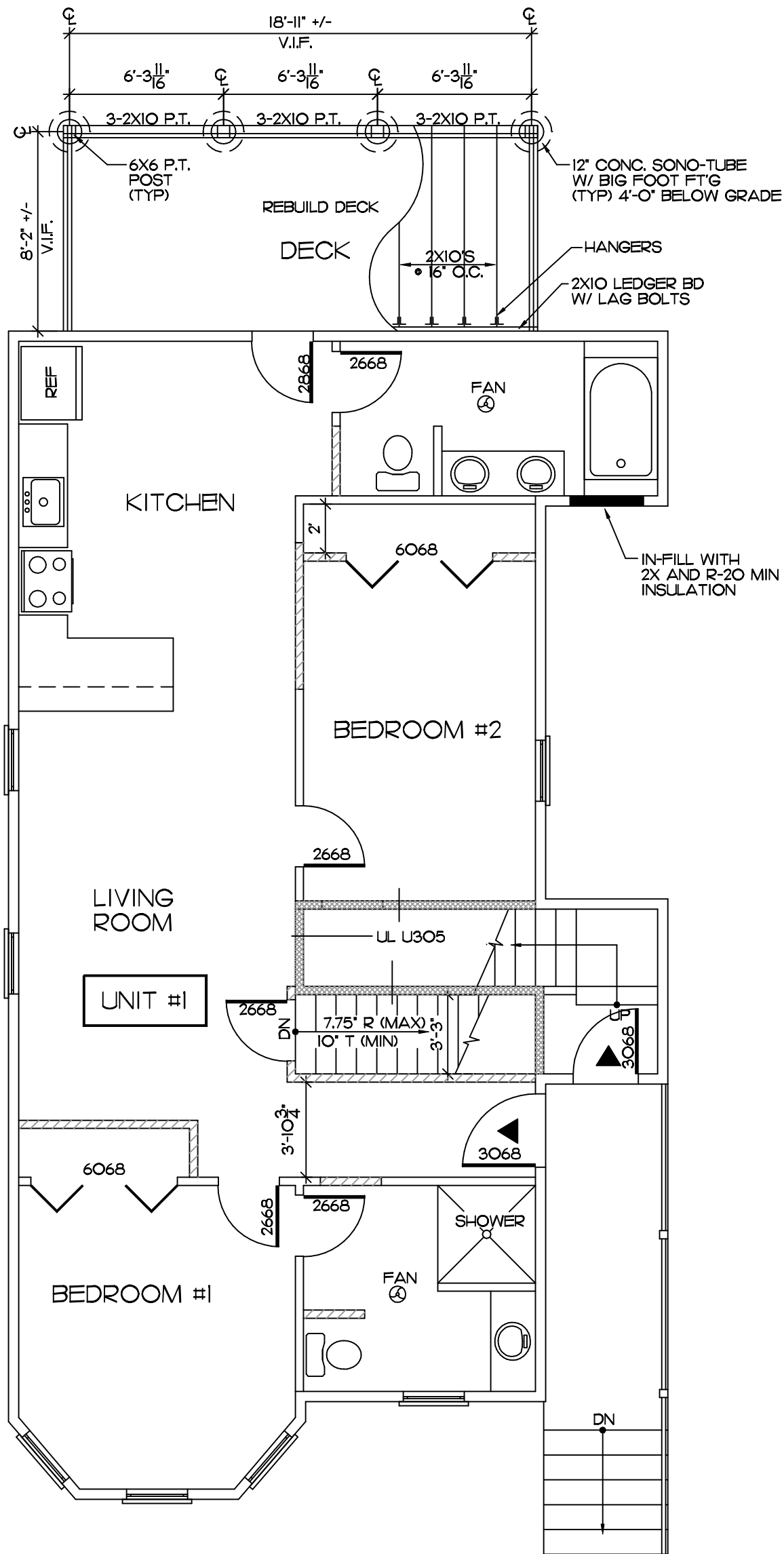
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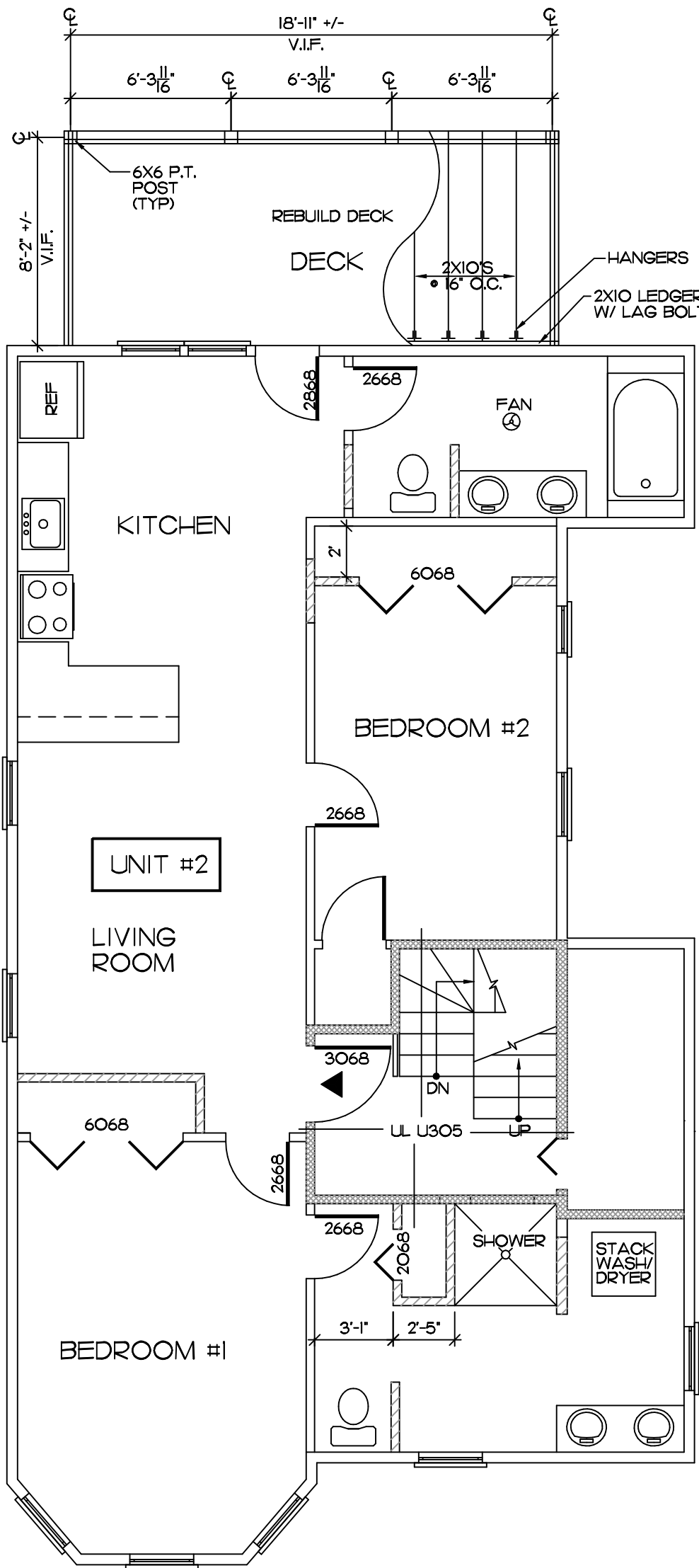
PROPOSED BASEMENT

3/16" = 1'-0"



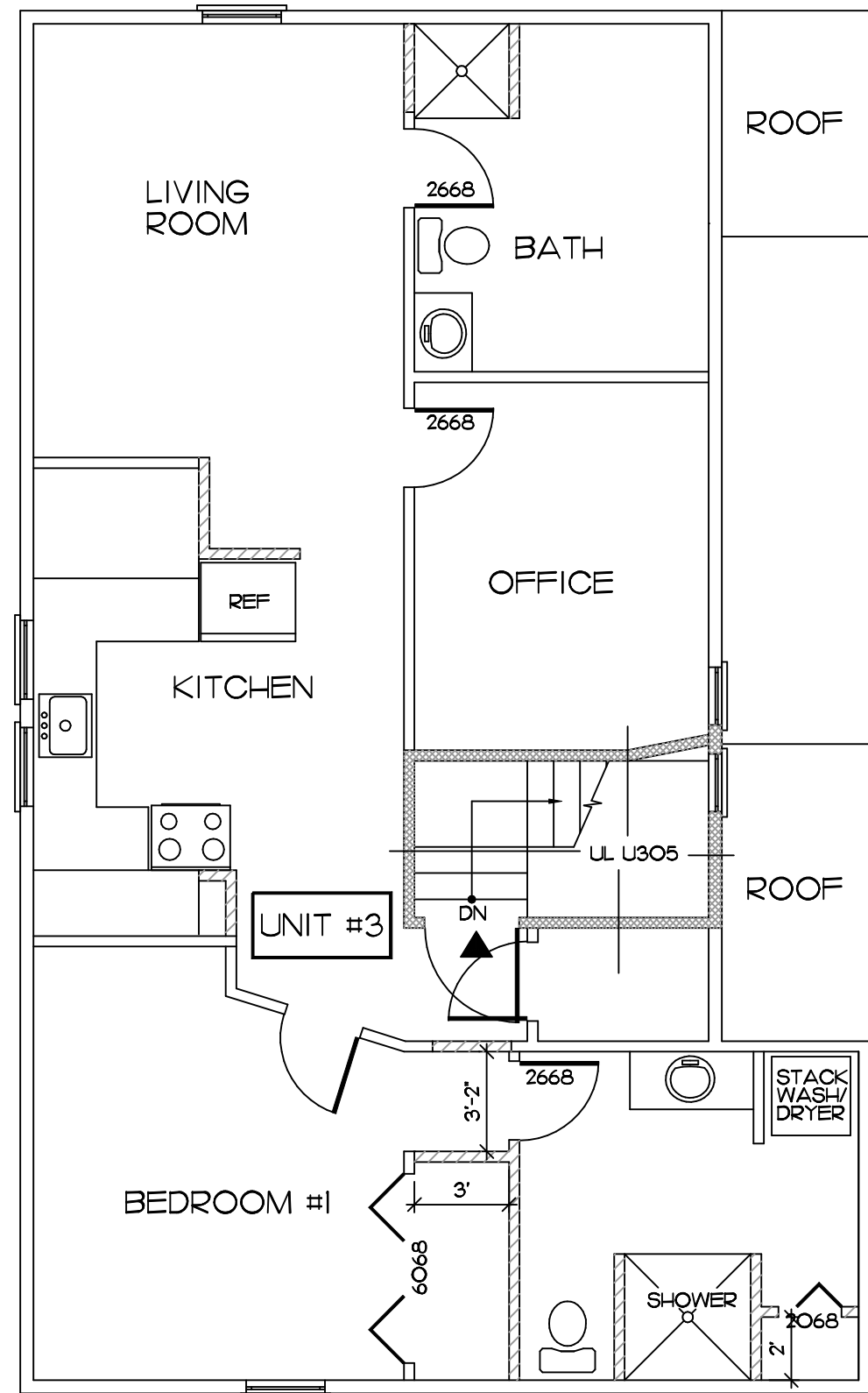
UNIT #1
PROPOSED FIRST FLOOR

3/16" = 1'-0"



UNIT #2
PROPOSED SECOND FLOOR

3/16" = 1'-0"



UNIT #3
PROPOSED THIRD FLOOR

3/16" = 1'-0"

No.	Revisions	Date

Project Name and Address


175 WORDSWORTH ST
EAST BOSTON, MA

Drw. #:

Date:
AUG 19, 2019
Scale:
AS NOTED

A-4

NEW ENGLAND LAND SURVEY
Professional Land Surveyors

 **710 MAIN STREET**
N.Oxford, MA 01537

PHONE: (508) 987-0025

FAX: (508) 438-6604

REGISTRY SUFFOLK

MORTGAGE INSPECTION PLAN

NAME ROBLES BROTHERS, LLC

LOCATION 175 WORDSWORTH STREET

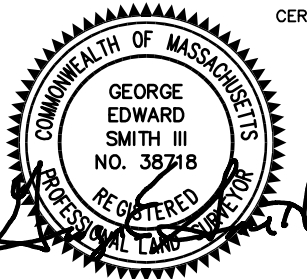
EAST BOSTON, MA

SCALE 1"=40'

DATE 07/18/19

19MIP09283

BASED UPON DOCUMENTATION PROVIDED, REQUIRED MEASUREMENTS WERE MADE OF THE FRONTAGE AND BUILDING(S) SHOWN ON THIS MORTGAGE INSPECTION PLAN. IN OUR JUDGEMENT ALL VISIBLE EASEMENTS ARE SHOWN AND THERE ARE NO VIOLATIONS OF ZONING REQUIREMENTS REGARDING DWELLING STRUCTURES TO PROPERTY LINE OFFSETS (UNLESS OTHERWISE NOTED IN DRAWING BELOW). NOTE: NOT DEFINED ARE ABOVE GROUND POOLS, DRIVEWAYS, OR SHEDS WITH NO FOUNDATIONS, ETC. THIS IS A MORTGAGE INSPECTION PLAN; NOT AN INSTRUMENT SURVEY. DO NOT USE TO ERECT FENCES, OTHER BOUNDARY STRUCTURES, OR TO PLANT SHRUBS. LOCATION OF THE STRUCTURE(S) SHOWN HEREON IS EITHER IN COMPLIANCE WITH LOCAL ZONING FOR PROPERTY LINE OFFSET REQUIREMENTS, OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. G.L. TITLE VII. CHAP. 40A, SEC. 7, UNLESS OTHERWISE NOTED. THIS CERTIFICATION IS NON-TRANSFERABLE. THE ABOVE CERTIFICATIONS ARE MADE WITH THE PROVISION THAT THE INFORMATION PROVIDED IS ACCURATE AND THAT THE MEASUREMENTS USED ARE ACCURATELY LOCATED IN RELATION TO THE PROPERTY LINES.



CERTIFY TO: DUNEGRASS CAPITAL, LLC

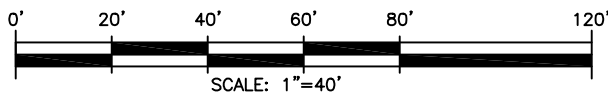
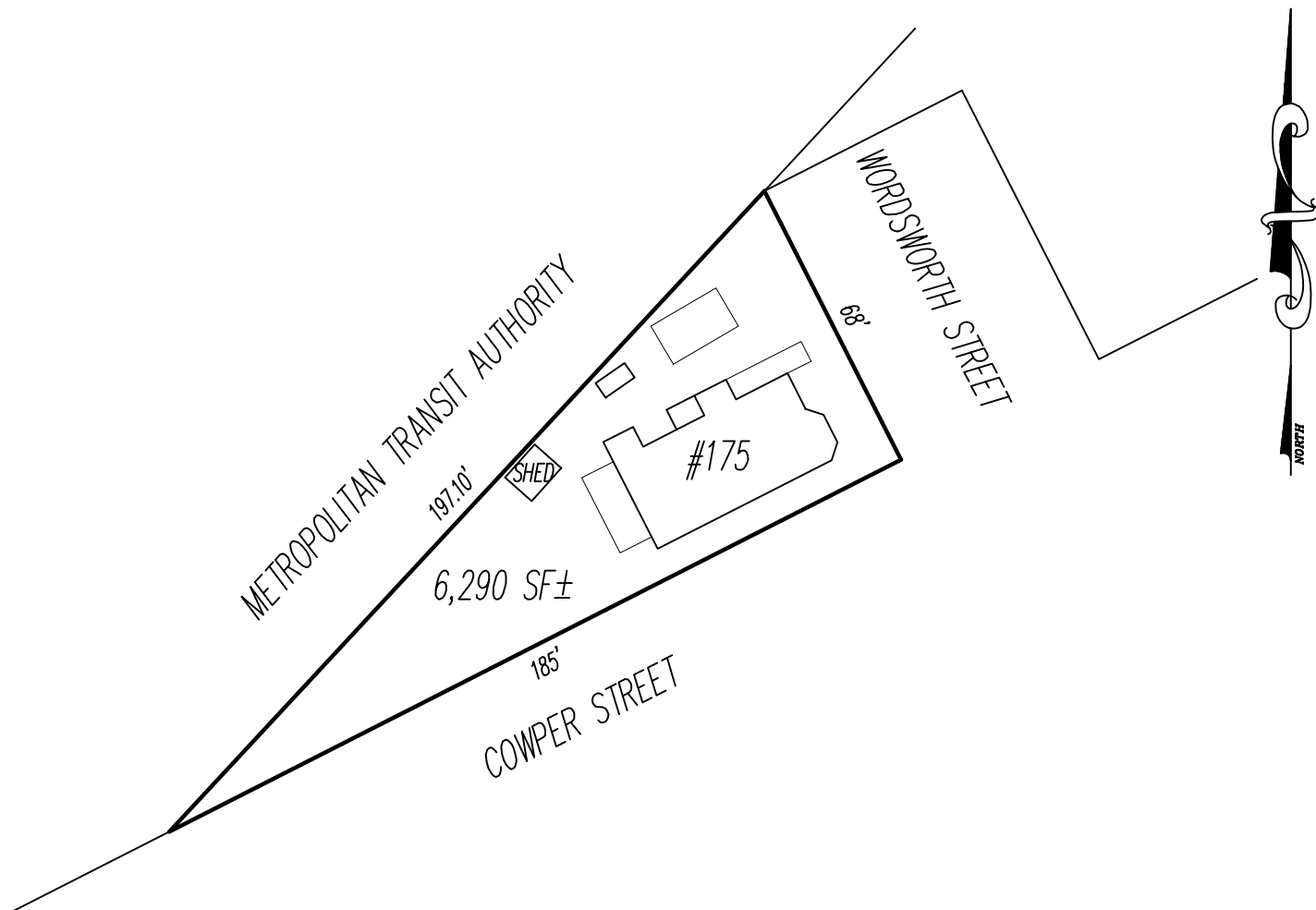
DEED REFERENCE: 8976/79

PLAN REFERENCE: 6817/307

WE CERTIFY THAT THE BUILDING(S) ARE NOT WITHIN THE SPECIAL FLOOD HAZARD AREA. SEE FIRM:

25025C0019J DTD: 03/16/2016

FLOOD HAZARD ZONE HAS BEEN DETERMINED BY SCALE AND IS NOT NECESSARILY ACCURATE. UNTIL DEFINITIVE PLANS ARE ISSUED BY HUD AND/OR A VERTICAL CONTROL SURVEY IS PERFORMED, PRECISE ELEVATIONS CANNOT BE DETERMINED.



REQUESTED BY: GRUGNALE & SCHLESINGER P.C.
DRAWN BY: RJL
CHECKED BY: GES
FILE: 19MIP09283



