



Boston Inspectional Services Department Planning and Zoning Division

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

Martin J. Walsh
Mayor

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

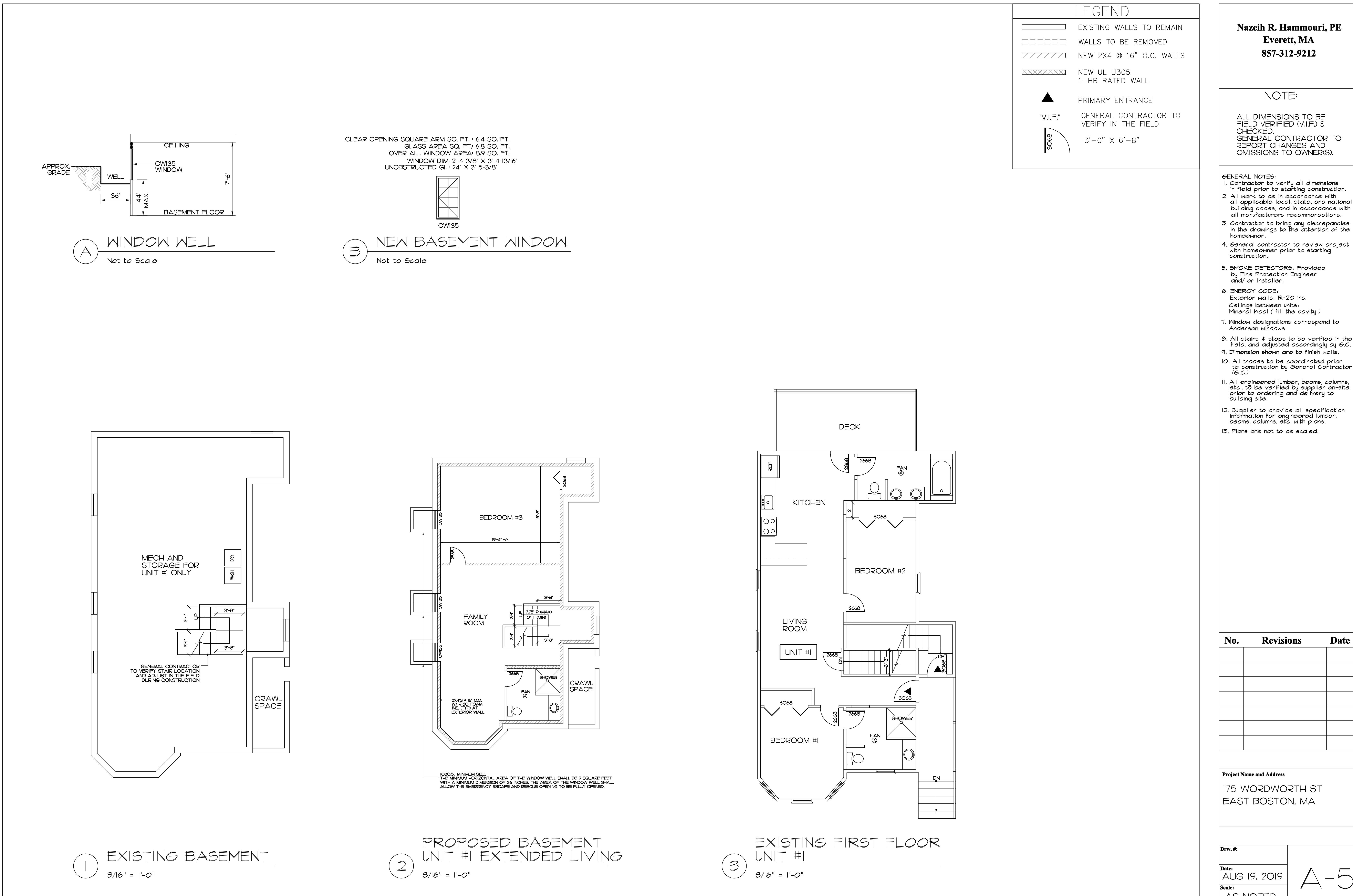
YOUR APPLICATION REQUIRES RELIEF FROM THE BOARD OF APPEAL AS SAME WOULD BE IN VIOLATION OF THE BOSTON ZONING CODE TO WIT: CHAPTER 665, ACTS OF 1956 AS AMENDED:

<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.



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

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.

19MIP09283

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.

